

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 22 Longwarry Road, Drouin Vic 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$550,000

### Median sale price

Median price \$557,500

Property type House

Suburb Drouin

Period - From 01/11/2023

to

31/10/2024

Source realestate.com.au

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28/11/2024