

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 94 Cook Street, Drouin

### Indicative selling price

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

Range \$390,000 & \$425,000

### Median sale price

Median price \$460,000

House x

Suburb or  
locality Drouin

Period - From JUL 2018

to JUN2019

Source REIV propertydata.com.au

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 84 Cook Street, Drouin	\$415,000	17.1.19
2. 112 Longwarry road, Drouin	\$400,000	22.4.19
3. 12 Bennett Street, Drouin	\$415,500	31.1.19

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 8.7.19