

# 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 14 Folkstone Court, Drouin 3818

### Indicative selling price

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

Single price \$588,000

### Median sale price

Median price \$700,000

Property type House

Suburb Drouin

Period - From 01/05/2022

to

30/04/2023

Source realestate.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
5 White Gum Court, Drouin Vic 3818	\$580,000	04/05/2023
40 Summerhill Boulevard, Drouin Vic 3818	\$550,000	27/04/2023
31 King Parrot Boulevard, Drouin Vic 3818	\$570,000	16/11/2022

This Statement of Information was prepared on: 12/05/2023