

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
Including suburb and postcode 2050 Drouin-Korumburra Road, Poowong North, VIC 3988

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,200,000

Median sale price

Median price \$710,000 Property Type House Suburb Poowong North (3988)

Period - From 01/07/2021 to 30/06/2022 Source pricefinder

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
1455 DROUIN-KORUMBURRA ROAD, POOWONG NORTH VIC 3988	\$1,125,000	17/02/2022
64 BETULA DRIVE, POOWONG VIC 3988	\$1,045,000	21/12/2021
21 FOLLETT DRIVE, NYORA VIC 3987	\$1,100,000	12/12/2021

This Statement of Information was prepared on: 26/09/2022