

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 72 Lampard Road, Drouin

Indicative selling price

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

Range \$350,000 & \$385,000

Median sale price

Median price \$450,500 House x Suburb or locality Drouin
Period - From Feb 2018 to Jan 2019 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. 40 Main South Road, Drouin	\$360,000	28.12.18
2. 215 Princes Way, Drouin	\$350,000	13.9.17
3. 33 Hearn Street, Drouin	\$380,000	19.5.18

Property data source: REIV propertydata.com.au. Generated on 21.2.19