

# 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 46 Manikato Drive, 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 \$625,000

### Median sale price

Median price \$530,000

Property type House

Suburb Drouin

Period - From 01/12/2019

to

17/12/2020

Source realestate.com.au

### Comparable property sales

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
22 Silvertown Road, Drouin Vic 3818	\$640,000	22/01/2021
30 Davey Drive, Drouin Vic 3818	\$625,000	22/12/2020
15 Lakeside Court, Drouin Vic 3818	\$640,000	23/11/2020

This Statement of Information was prepared on: 04/02/2021