

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 4/165 Princes Way, Drouin Vic 3818

Indicative selling price

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

\$480,000

&

\$520,000

Median sale price

Median price \$410,000

Property type Unit

Suburb Drouin

Period - From 27/10/202

to

27/10/2022

Source realestate.com.au

Comparable property sales

Address of comparable property

Price

Date of sale

6/1 Princes Way, Drouin Vic 3818	\$578,000	02/10/2021
5/94 Lampard Road, Drouin Vic 3818	\$440,000	14/10/2022

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 27/10/2022