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**STATEMENT OF INFORMATION****Single residential property located outside the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

8 Monica Drive, Drouin

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

\$435,000

&amp;

\$465,000

**Median sale price**

Median price

457,500

House

☒Suburb or  
locality

Drouin

Period - From

June 2018

to

May 2019

Source

REIV [propertydata.com.au](http://propertydata.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 Lyndhurst Square Drouin	\$446,000	22 Jan 2019
6 Harper Street Drouin	\$435,000	19 Dec 2019
2 Oberon Place Drouin	\$441,500	30 Nov 2019

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 30 April 2017.