## 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 uburb or ostcode	Lot 923 Ferntree Ridge, Drouin									
Indicative selling price										
of this pr	ice see	consur	ner.vic.gov.a	u/unc	derquotin	g (*De <b>l</b> ete si	ng <b>l</b> e pric	e or range as a	applicable)	
Single price \$220,000		or range between				&				
price										
Median price \$211,108		Property type		Land		Suburb	Drouin			
Jun 2	019	to	May 2020		Source			Corelogic		
,	Address uburb or ostcode Illing proof this progle price	Address Juburb or ostcode  Lot 923  Iling price of this price see gle price \$220,0	Address burb or ostcode Lot 923 Ferntrostcode Lot 923 Ferntrostcode lling price of this price see consurulate price \$220,000 price \$211,108	Address Journ or ostcode Lot 923 Ferntree Ridge, Drostcode Lot 923 Ferntree Ridge, Drostcode Ridge, Ridge, Drostcode Ridge, Ridg	Address aburb or ostcode Lot 923 Ferntree Ridge, Drouin ostcode Costcode Lot 923 Ferntree Ridge, Drouin ostcode Costcode	Address aburb or ostcode  Lot 923 Ferntree Ridge, Drouin ostcode  Iling price of this price see consumer.vic.gov.au/underquotingle price \$220,000 or range between price  \$211,108 Property type L	Address aburb or ostcode  Lot 923 Ferntree Ridge, Drouin  Illing price of this price see consumer.vic.gov.au/underquoting (*Delete single price \$220,000 or range between price  \$211,108 Property type Land	Address aburb or ostcode  Lot 923 Ferntree Ridge, Drouin  Illing price of this price see consumer.vic.gov.au/underquoting (*Delete single price)  gle price \$220,000 or range between  price  \$211,108 Property type Land Suburb	Address aburb or ostcode  Lot 923 Ferntree Ridge, Drouin  Illing price  of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as a gle price \$220,000 or range between &  price  \$211,108 Property type Land Suburb	

### Comparable property sales (\*Delete A or B below as applicable)

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
7 Aperloo Road Drouin VIC 3818	\$218,000	30 <b>-</b> Jul-20
2a Pearson Road Drouin VIC 3818	\$142,500	13-Dec-19
38 King Parrot Boulevard Drouin VIC 3818	\$195,000	27-Oct-19

#### OR

B\* 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:	3 <sup>rd</sup> September 2020

