

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 2 Alf Court, Drouin Vic 3818

Indicative selling price

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

\$620,000 - \$650,000

Median sale price

Median price \$705,000

Property type House

Suburb Drouin

Period - From 01/01/2022

to

31/12/2022

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 |
|-------------------------------------|-----------|--------------|
| 13 Alf Court, Drouin Vic 3818 | \$630,000 | 18/07/2022 |
| 11 Appleporch Way, Drouin Vic 3818 | \$620,000 | 22/09/2022 |
| 35 Pepper Crescent, Drouin Vic 3818 | \$645,000 | 28/08/2022 |

This Statement of Information was prepared on: 03/02/2022