

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

244 Princes Way, Drouin VIC 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$430,000

Property type

House

Suburb

Drouin

Period - From

01 Jan 2019

to

31 Dec 2019

Source

REIV propertydata.com.au.

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 17 Springwater Drive Drouin VIC 3818	\$415,000	07-Sep-19
2. 8 Todman Street Drouin VIC 3818	\$405,000	21-Aug-19
3. 29 Neerim Street Drouin VIC 3818	\$430,000	15-Nov-19

This Statement of Information was prepared on: 24/01/2020