

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 14 Beverley Street, Drouin East Vic 3818

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$592,500

Property type House

Suburb Drouin

Period - From 01/09/2022

to

31/08/2023

Source realestate.com.au

Comparable property sales

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 15-17 Beverley Street, Drouin East Vic 3818 | \$980,000 | 09/05/2023 |
| 21 Dyll Road, Drouin Vic 3818 | \$880,000 | 08/05/2023 |
| | | |

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: 22/09/2023