

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 Including suburb or locality and postcode	Lot 319, The Fairways, "Country Living", Drouin
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Indicative selling price

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

Single price	\$650,000	or range between	\$*	&	\$
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Median sale price

Median price	\$285,000	Property type	Land	Suburb	Drouin
Period - From	Sep-21	to	Aug-22	Source	Corelogic

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
19 Royal Pines Drive, Drouin	\$665,000	Nov-22
12 Royal Pines Drive, Drouin	\$640,000	Oct-22
20 Oakmont Drive, Drouin	\$650,000	Oct-22

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: December-2022