

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 Hatfield Drive, Drouin Vic 3818

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$590,000

Property type House

Suburb Drouin

Period - From 01/05/2022

to

30/04/2023

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
46 Wood Street, Drouin Vic 3818	\$555,000	28/02/2023
7 Longwarry Road, Drouin Vic 3818	\$540,000	16/02/2023
62 Longwarry Road, Drouin Vic 3818	\$525,000	11/11/2022

This Statement of Information was prepared on: 08/05/2023