

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

241 Higgs Road Drouin

Indicative selling price

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

Single price \$\* or range between \$\*1,095,000 & \$1,145,000

Median sale price

Median price \$626,000

Property type House

Suburb Drouin

Period - From 01/02/2023

to

31/01/2024

Source Realestate.com.au

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~~

<del>1.</del>		
<del>2.</del>		
<del>3.</del>		

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: 08/02/2024