

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 15 Gary Avenue, Drouin

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$410,000 & \$440,000

### Median sale price

Median price \$450,000 House x Suburb or locality Drouin  
Period - From MAR 2018 to FEB 2019 Source REIV propertydata.com.au

### Comparable property sales

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
1. 59 Pepper Crescent, Drouin	\$430,000	5.1.18
2. 37 Timbertop Crescent, Drouin	\$419,000	24.1.18
3. 3 Oberon Place, Drouin	\$440,000	27.9.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 12.3.19