

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

14 Green Valley Drive, Drouin Vic 3818

**Indicative selling price**

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

Range between \$850,000 & \$875,000

**Median sale price**

Median price \$495,000 Property Type House Suburb Drouin

Period - From 01/01/2020 to 31/03/2020 Source REIV

**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
1	25 Bunjil Dr DROUIN 3818	\$945,000	06/02/2020
2	1 Green Valley Dr DROUIN 3818	\$860,000	21/10/2019
3	93 Hopetoun Rd DROUIN 3818	\$857,500	26/02/2020

**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: 03/07/2020 11:07

## 14 Green Valley Drive, Drouin Vic 3818



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**Indicative Selling Price**  
\$850,000 - \$875,000  
**Median House Price**  
March quarter 2020: \$495,000



**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 10010 sqm approx  
**Agent Comments**

## Comparable Properties



25 Bunjil Dr DROUIN 3818 (REIVG)

Agent Comments



**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 06/02/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 4101 sqm approx



1 Green Valley Dr DROUIN 3818 (REIVG)

Agent Comments



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 21/10/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 4997 sqm approx



93 Hopetoun Rd DROUIN 3818 (REIVG)

Agent Comments



**Price:** \$857,500  
**Method:** Private Sale  
**Date:** 26/02/2020  
**Property Type:** House (Res)  
**Land Size:** 4046.86 sqm approx

Account - Australian Property Buyers | P: 03 96453418



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.