# 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 and postcode

1A Balmoral Crescent Drouin VIC 3818

### Indicative selling price

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

Single Price			or rang betwee		400,000	&	\$440,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$349,000	Prop	erty type	U	Init	Suburb	Drouin		
Period-from	01 Aug 2020	to	31 Jul 20	)21	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	
9 Rees Close Drouin VIC 3818	\$430,000	02-Sep-20	

#### 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: 16 August 2021

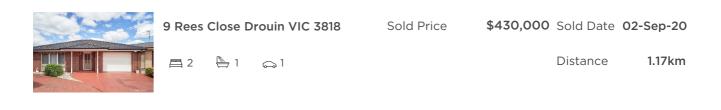


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#### RS = Recent sale UN = Undisclosed Sale

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