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**STATEMENT OF INFORMATION**

Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode 62 Longwarry road, Drouin 3818

**Indicative selling price**

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

or range between \$360,000 & \$396,000

**Median sale price**

Median price \$460,000 \*House ☒ Suburb or locality Drouin  
Period - From 1/6/18 to 31/5/19 Source REIV propertydata.com.au

**Comparable property sales****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. 1 Albert road, Drouin	\$393,000	11/11/18
2. 7 Balmoral crescent, Drouin	\$390,000	20/1/18
3. 24 Bennett street, Drouin	\$370,000	9/2/18

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.