Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$345,000

Property	offered	for sale
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Address	15 Green Valley Drive, Drouin Vic 3818
Including suburb or	
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$325,000	&	\$357,500

Median sale price

Median price	\$212,110	Pro	perty Type	Vacant lan	d	Suburb	Drouin
Period - From	03/07/2019	to	02/07/2020		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.

Add	ress of comparable property	Price	Date of sale	
1	8 Amelia Ct DROUIN 3818	\$350,000	12/05/2020	
2	10 Fairway Dr DROUIN 3818	\$345,000	18/08/2019	

OR

3

10 Fairway Dr DROUIN 3818

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 11:40



30/09/2019



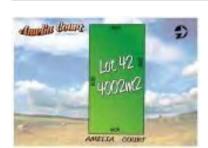
Karin Mackay +61 3 9645 3418 0419510304 karin@apbpm.com.au

Indicative Selling Price \$325,000 - \$357,500 Median Land Price 03/07/2019 - 02/07/2020: \$212,110





Comparable Properties



8 Amelia Ct DROUIN 3818 (VG)

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Price: \$350,000 Method: Sale Date: 12/05/2020

Property Type: Hobby Farm < 20 ha **Land Size:** 4193 sqm approx

Agent Comments



10 Fairway Dr DROUIN 3818 (VG)

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Price: \$345,000 Method: Sale Date: 18/08/2019

Property Type: Hobby Farm < 20 ha **Land Size:** 5426 sqm approx

Agent Comments



10 Fairway Dr DROUIN 3818 (REI)

Price: \$345,000 Method: Private Sale Date: 30/09/2019 Property Type: Land

Land Size: 5426 sqm approx

Agent Comments

Account - Australian Property Buyers | P: 03 96453418



