

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

15 Green Valley Drive, Drouin Vic 3818

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 Property Type Vacant land 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.

	Address 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
3	10 Fairway Dr DROUIN 3818	\$345,000	30/09/2019

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 11:40

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Indicative Selling Price
\$325,000 - \$357,500
Median Land Price

03/07/2019 - 02/07/2020: \$212,110



Property Type:
Agent Comments

Comparable Properties



8 Amelia Ct DROUIN 3818 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 12/05/2020
Property Type: Hobby Farm < 20 ha
Land Size: 4193 sqm approx



10 Fairway Dr DROUIN 3818 (VG)

Agent Comments



Price: \$345,000
Method: Sale
Date: 18/08/2019
Property Type: Hobby Farm < 20 ha
Land Size: 5426 sqm approx



10 Fairway Dr DROUIN 3818 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 30/09/2019
Property Type: Land
Land Size: 5426 sqm approx