

# 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

Lot 432 The Fairways, Country Living, Drouin

### Indicative selling price

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

Single price

\$640,000

or range between

\$

&

\$

### Median sale price

Median price

\$274,166

Property type

Land

Suburb

Drouin

Period - From

May-21

to

Apr-22

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 |
|------------------------------------|-----------|--------------|
| 25 Oakmont Drive Drouin, VIC, 3818 | \$500,000 | 05-Jul-2021  |
| 22 Oakmont Drive Drouin, VIC, 3818 | \$500,000 | 14-Jul-2021  |
| 10 Oakmont Drive Drouin, VIC, 3818 | \$480,000 | 10-Dec-2021  |

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:

01-Aug-2022