

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 434 The Fairways, Country Living, Drouin

Indicative selling price

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

Single price

\$645,000

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