

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 201 Country Living, The Fairways, 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 \$500,000 or range between \$ & \$

Median sale price

Median price \$215,521 Property type Land Suburb Drouin

Period - From Jan-20 to Dec-20 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 |
|---|-----------|--------------|
| 42 Kingston Heath Drive Drouin, VIC, 3818 | \$440,000 | 23-Dec-2020 |
| 58 Kingston Heath Drive Drouin, VIC, 3818 | \$440,000 | 21-Sep-2020 |
| 82 Kingston Heath Drive Drouin, VIC, 3818 | \$440,000 | 05-Feb-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: 25-March-2021