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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

21 Bunjil Drive, Drouin 3818
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$ 650,000
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&

\$ 715,000
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### Median sale price

Median price

\$485,000
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House

X
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Suburb or  
locality

Drouin 3818
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Period - From

Dec 2017
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to

Dec 2018
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Source

REA.com.au
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### Comparable property sales

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: 9 Carlile Court, Drouin 3818	\$ 690,000	04/07/2018
2: 22 Greenland Drive, Drouin 3818	\$ 700,000	27/10/2018
3: 24 Settlers Rise, Drouin 3818	\$ 679,000	26/11/2018

Property data source: Rpdata.com.au. Generated on 11/12/2018