

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 424 Ferntree Ridge, 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 \$200,000.00

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$212,900

House

Land

x

Suburb
or locality

Drouin

Period - From 01 Oct 2018

to 30 Sept 2019

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

16 King Parrot Boulevard Drouin VIC 3818	\$215,000	29-Jul-19
33 King Parrot Boulevard Drouin VIC 3818	\$210,000	04-Jul-19
11 King Parrot Boulevard Drouin VIC 3818	\$194,430	26-Jul-19

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.~~