

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 22 Monica Drive, Drouin VIC 3818

### 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)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$440,000 Property type House Suburb Drouin

Period - From 01 NOV 2018 to 31 OCT 2019 Source REIV propertydata.com.au.

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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. 8 Monica Drive Drouin VIC 3818	\$465,000	27-Jun-19
2. 19 Empire Avenue Drouin VIC 3818	\$480,000	10-Jan-18
3. 7 Picadilly Court Drouin VIC 3818	\$480,000	14-Oct-19

This Statement of Information was prepared on: 20/11/2019