



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

4/34 Longwarry Road Drouin VIC 3818

2 1 2

## Indicative Selling Price

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

Single Price \$305,000

## Median Sale Price

\$319,450 Units in Drouin between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**14/13 Wood Street Drouin VIC 3818** Sold Price **\$355,000** Sold Date **16-Oct-18**  
 2 1 1 Distance **0.62km**



**1/26 Shakespeare Court Drouin VIC 3818** Sold Price **<sup>RS</sup>\$375,000** Sold Date **15-Feb-19**  
 2 1 1 Distance **1.59km**



**4/15 Lardner Road Drouin VIC 3818** Sold Price **\$340,000** Sold Date **29-Nov-18**  
 2 1 1 Distance **1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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