

# 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 4, 6 – 8 Longwarry Road, 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)

Single Price

|           |
|-----------|
| \$475,000 |
|-----------|

### Median sale price

Median price

|           |
|-----------|
| \$478,750 |
|-----------|

Property type

|       |
|-------|
| House |
|-------|

Suburb

|        |
|--------|
| Drouin |
|--------|

Period - From

|             |
|-------------|
| 01 Jul 2020 |
|-------------|

to

|             |
|-------------|
| 30 Jun 2021 |
|-------------|

Source

|           |
|-----------|
| Corelogic |
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### Comparable property sales

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: 05 July 2021