

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 7 (Lot 2) Greenland Drive, Drouin, VIC 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$460,000

Median sale price

Median price \$446,250 Property Type Vacant Land Suburb Drouin (3818)

Period - From 01/06/2019 to 31/05/2020 Source coelogic

Comparable property sales

A These are two 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
91 HOPETOUN ROAD, DROUIN VIC 3818	\$515,000	03/06/2020
12 GREEN VALLEY DRIVE, DROUIN VIC 3818	\$510,000	12/01/2020

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 25/06/2020