

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 12/34 Longwarry Road, Drouin Vic 3818

Indicative selling price

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

Single price \$330,000

Median sale price

Median price \$317,500 Property type House Suburb Drouin

Period - From 01/12/2019 to 17/12/2020 Source realestate.com.au

Comparable property sales

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
3 / 18-20 Main South Road, Drouin Vic 3818	\$355,000	14/01/2021
4/12 Park View Road, Drouin Vic 3818	\$335,000	04/11/2020
2/14 Park View Road, Drouin Vic 3818	\$335,000	02/11/2020

This Statement of Information was prepared on: 15/01/2021