

# 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 4 Cinnamon Street, Drouin Vic 3818

### Indicative selling price

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

\$575,000

&

\$595,000

### Median sale price

Median price \$580,000

Property type House

Suburb Warragul

Period - From 01/03/2020

to

30/03/2021

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
19 Wakeful Crescent, Drouin Vic 3820	\$550,000	16/04/2021
12 Heroic Street, Drouin Vic 3820	\$567,000	16/03/2021
11 Heroic Street, Drouin Vic 3820	\$556,500	19/02/2021

This Statement of Information was prepared on: 11/05/2021