

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 69 Jackson Drive, Drouin, Warragul Vic 3818

Indicative selling price

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

Single price \$298,000

Median sale price

Median price \$350,000

Property type Land

Suburb Drouin

Period - From 01/07/2022

to

01/07/2023

Source Corelogic

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
84 Harmon Drive, Drouin Vic 3818	\$325,000	11/05/2023
2 Buscombe Crescent, Drouin Vic 3818	\$280,000	03/02/2023
51 Harmon Drive, Drouin Vic 3818	\$275,000	29/08/2023

This Statement of Information was prepared on: 14/09/2023