

# 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 528 The Fairways, Urban Living, Drouin
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### 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 

\$322,000
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~~or range between~~

\$*
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 & 

\$
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### Median sale price

Median price 

\$267,708
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 Property type 

Land
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 Suburb 

Drouin
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Period - From 

Mar-21
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 to 

Feb-22
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 Source 

Corelogic
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### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
10 Cart Drive, Drouin VIC 3818	\$255,000	28-Jun-2021
35 Open Drive, Drouin VIC 3818	\$280,000	31-Jul-2021
28 Silvertown Road, Drouin VIC 3818	\$385,000	17-Mar-2022

**OR**

~~**B\*** 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: 

23-May-2022
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