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**STATEMENT OF INFORMATION****Single residential property located outside the Melbourne metropolitan area.**

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode

8 Samuel Drive, Drouin

**Indicative selling price**

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

\$530,000

&

\$583,000

**Median sale price**

Median price

\$405,000

House

Suburb or  
locality

Drouin

Period - From

Jul 17

to

Jun 18

Source

REIV propertydata.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
2 Cypress Court Drouin	\$575,000	26 <sup>th</sup> April 18
40 Monica Drive Drouin	\$534,000	21 <sup>st</sup> Feb 18
98 Jackson Drive Drouin	\$575,000	19 <sup>th</sup> May 18

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.