

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 and
postcode

9 Hague Court Drouin VIC 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Drouin

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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

1A Massimo Court Drouin VIC 3818	\$770,000	24-Feb-20
475 Longwarry-Drouin Road Drouin VIC 3818	\$675,000	02-May-20
12 Settlers Rise Drouin VIC 3818	\$750,001	14-May-19

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: 15 December 2020


1A Massimo Court Drouin VIC 3818

Sold Price

\$770,000

Sold Date

24-Feb-20
 3  2  2

Distance

1.63km

475 Longwarry-Drouin Road Drouin VIC 3818

Sold Price

\$675,000

Sold Date

02-May-20
 4  2  2

Distance

2.51km

12 Settlers Rise Drouin VIC 3818

Sold Price

\$750,001

Sold Date

14-May-19
 4  2  2

Distance

3.67km

30 Bunjil Drive Drouin VIC 3818

Sold Price

\$855,000

Sold Date

27-Aug-19
 4  2  2

Distance

3.85km
RS = Recent sale

UN = Undisclosed Sale

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