

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 SURMAN 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Farm

Suburb

Drouin

Period-from

01 Dec 2021

to

30 Nov 2022

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

12 WADDELL ROAD DROUIN VIC 3818	\$1,000,000	21-Sep-22
2/11 ARNUP CRESCENT DROUIN VIC 3818	\$997,500	29-Jun-21
966 PRINCES WAY DROUIN VIC 3818	\$1,025,000	12-Oct-21

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.~~

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12 WADDELL ROAD DROUIN VIC 3818

3 2 5

Sold Price

\$1,000,000

Sold Date

21-Sep-22

Distance

0.76km



2/11 ARNUP CRESCENT DROUIN VIC 3818

4 2 2

Sold Price

\$997,500

Sold Date

29-Jun-21

Distance

2.31km



966 PRINCES WAY DROUIN VIC 3818

5 2 4

Sold Price

\$1,025,000

Sold Date

12-Oct-21

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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