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

60 OUTLOOK DRIVE 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	\$600,000	&	\$620,000
Single Price	between	\$600,000	&	ֆ6∠0,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$609,000	Prop	erty type	ty type House		Suburb	Drouin
Period-from	01 Oct 2023	to	30 Sep 2	2024	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
15 BUNYIP DRIVE DROUIN VIC 3818	\$622,500	19-Sep-24
39 SUMMERHILL BOULEVARD DROUIN VIC 3818	\$592,000	04-Oct-24
42 SPRINGWATER DRIVE DROUIN VIC 3818	\$595,000	20-Sep-24

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: 08 October 2024





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15 BUNYIP DRIVE DROUIN VIC 3818 Sold Price

RS \$622,500 Sold Date 19-Sep-24

Distance 1.43km



39 SUMMERHILL BOULEVARD DROUIN VIC 3818

\$ 2

₽ 2

₽ 2

= 4

4

Sold Price

*\$592,000 Sold Date 04-Oct-24

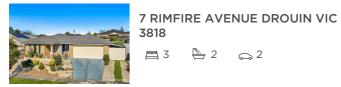
Distance 2.62km



42 SPRINGWATER DRIVE DROUIN Sold Price **VIC 3818**

^{RS}\$595,000 Sold Date **20-Sep-24**

Distance 2.58km



⇔ 2

Sold Price

\$617,500 Sold Date 04-Jul-24

Distance

= 3

♣ 2

aggregation 2

0.16km

RS = Recent sale

UN = Undisclosed Sale

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