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

169	MCGLONE	ROAD	DROUIN	VIC	3818
100	MOOLOINE	1.07.0	01100111	10	0010

Indicative selling price

Period-from

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

Single Price		or rang betwee	3090000	&	\$730,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$580,000	Property type	House	Suburb	Drouin			

30 Apr 2022

Source

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

01 May 2021

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.

to

Address of comparable property	Price	Date of sale	
4 BUNYIP DRIVE DROUIN VIC 3818	\$725,000	01-Feb-22	
14 THAMES AVENUE DROUIN VIC 3818	\$690,000	14-Apr-22	
7 GARY AVENUE DROUIN VIC 3818	\$710,000	08-Feb-22	

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: 07 May 2022

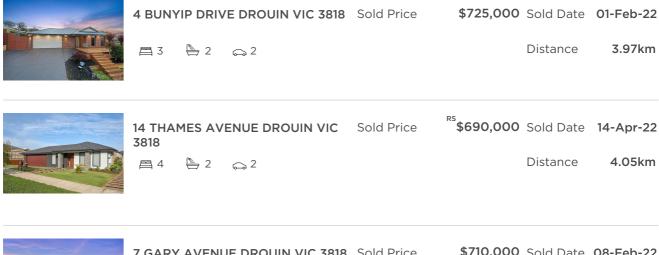


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consumer.vic.gov.au



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7 GARY AVENUE DROUIN VIC 3818	Sold Price	\$710,000	Sold Date	08-Feb-22
□ 4 □ 2 ○ 2			Distance	4.8km

RS = Recent sale UN = Undisclosed Sale

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