

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

6 SHAE CRESCENT 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

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

House

Suburb

Drouin

Period-from

01 Feb 2022

to

31 Jan 2023

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 AARON COURT DROUIN VIC 3818	\$667,000	08-Oct-22
10 PEPPER CRESCENT DROUIN VIC 3818	\$685,000	13-Jul-22
7 FLAX MILL CLOSE DROUIN VIC 3818	\$730,000	27-Jan-23

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: 01 February 2023

**15 AARON COURT DROUIN VIC
3818**

3 2 2

Sold Price

\$667,000Sold Date **08-Oct-22**Distance **1.36km****10 PEPPER CRESCENT DROUIN VIC
3818**

3 2 3

Sold Price

\$685,000Sold Date **13-Jul-22**Distance **0.29km****7 FLAX MILL CLOSE DROUIN VIC
3818**

3 2 3

Sold Price

^{RS} **\$730,000**Sold Date **27-Jan-23**Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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