

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

24 ROBIN HOOD WAY 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

\$1,295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Drouin

Period-from

01 Oct 2021

to

30 Sep 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

4 PEPPERELL DRIVE DROUIN VIC 3818	\$1,275,000	18-Feb-22
9A LANCELOT COURT DROUIN VIC 3818	\$1,335,000	19-May-22
54 FAIRWAY DRIVE DROUIN VIC 3818	\$1,290,000	11-May-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.~~

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Candappa

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4 PEPPERELL DRIVE DROUIN VIC 3818

4 2 2

Sold Price

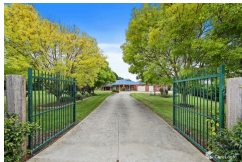
\$1,275,000

Sold Date

18-Feb-22

Distance

0.82km



9A LANCELOT COURT DROUIN VIC 3818

4 2 9

Sold Price

\$1,335,000

Sold Date

19-May-22

Distance

1.53km



54 FAIRWAY DRIVE DROUIN VIC 3818

4 2 6

Sold Price

\$1,290,000

Sold Date

11-May-22

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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