

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

7 Manallack Lane 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$443,750

Property type

House

Suburb

Drouin

Period-from

01 Sep 2018

to

31 Aug 2019

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

11 Byron Drive Drouin VIC 3818	\$447,500	02-May-19
26 Shae Crescent Drouin VIC 3818	\$450,000	15-Apr-19
25-27 Hearn Street Drouin VIC 3818	\$425,000	02-Apr-19

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: 16 September 2019

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11 Byron Drive Drouin VIC 3818

Sold Price

\$447,500

Sold Date

02-May-19



3



2



2

Distance

0.41km



26 Shae Crescent Drouin VIC 3818

Sold Price

\$450,000

Sold Date

15-Apr-19



3



2



1

Distance

0.47km



25-27 Hearn Street Drouin VIC 3818

Sold Price

\$425,000

Sold Date

02-Apr-19



3



2



2

Distance

2.26km

RS = Recent sale

UN = Undisclosed Sale

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