

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

12 Ramsden Street 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Drouin

Period-from

01 May 2020

to

30 Apr 2021

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

1 Karrala Court Drouin VIC 3818	\$400,100	28-Apr-21
26 Wood Street Drouin VIC 3818	\$380,000	25-Jun-20
221 Princes Way Drouin VIC 3818	\$382,000	15-Feb-20

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: 11 May 2021



1 Karrala Court Drouin VIC 3818

Sold Price

^{RS}

\$400,100

Sold Date

28-Apr-21

 3  1  1

Distance

0.47km



26 Wood Street Drouin VIC 3818

Sold Price

\$380,000

Sold Date

25-Jun-20

 3  1  1

Distance

0.83km



221 Princes Way Drouin VIC 3818

Sold Price

\$382,000

Sold Date

15-Feb-20

 3  1  1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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