

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

38 KENSINGTON SQUARE 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

\$625,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Drouin

Period-from

01 Jan 2023

to

31 Dec 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

42 STAGHORN WAY DROUIN VIC 3818	\$655,000	18-Jul-23
12 CINNAMON STREET DROUIN VIC 3818	\$672,000	31-Aug-22
19 CINNAMON STREET DROUIN VIC 3818	\$690,000	15-Dec-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: 22 January 2024



42 STAGHORN WAY DROUIN VIC 3818

Sold Price

\$655,000

Sold Date

18-Jul-23

 4  2  2

Distance

0.6km



12 CINNAMON STREET DROUIN VIC 3818

Sold Price

\$672,000

Sold Date

31-Aug-22

 4  2  2

Distance

0.56km



19 CINNAMON STREET DROUIN VIC 3818

Sold Price

^{RS} **\$690,000**

Sold Date

15-Dec-23

 4  2  2

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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