

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

10 Hunter Close 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

\$1,260,000

&

\$1,310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

House

Suburb

Drouin

Period-from

01 Mar 2021

to

28 Feb 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

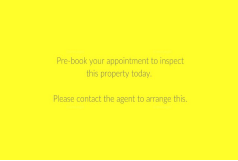











3 Hunter Close Drouin VIC 3818	\$1,305,000	20-Oct-21
146 Hopetoun Road Drouin VIC 3818	\$1,280,000	12-Jan-22
11A Lancelot Court Drouin VIC 3818	\$1,575,000	26-Oct-21

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: 04 March 2022

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	3 Hunter Close Drouin VIC 3818	Sold Price	\$1,305,000	Sold Date	20-Oct-21
	 4  2  4			Distance	0.13km
	146 Hopetoun Road Drouin VIC 3818	Sold Price	^{RS} \$1,280,000 ^{UN}	Sold Date	12-Jan-22
	 4  2  2			Distance	2.38km
	11A Lancelot Court Drouin VIC 3818	Sold Price	\$1,575,000	Sold Date	26-Oct-21
	 4  2  2			Distance	3.58km

RS = Recent sale **UN** = Undisclosed Sale

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