

## 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

4 SIMMENTAL STREET DROUIN VIC 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Other

Suburb

Drouin

Period-from

01 Oct 2022

to

30 Sep 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

33 ILLAWARRA BOULEVARD DROUIN VIC 3818	\$325,000	27-Mar-23
51 EMPIRE AVENUE DROUIN VIC 3818	\$355,000	31-Mar-23
52 PALLADIUM BOULEVARD DROUIN VIC 3818	\$370,000	08-Jun-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: 11 October 2023


**33 ILLAWARRA BOULEVARD  
DROUIN VIC 3818**
 -  -  -

Sold Price **\$325,000** Sold Date **27-Mar-23**

Distance **0.17km**

**51 EMPIRE AVENUE DROUIN VIC  
3818**
 4  2  2

Sold Price **\$355,000** Sold Date **31-Mar-23**

Distance **3.31km**

**52 PALLADIUM BOULEVARD  
DROUIN VIC 3818**
 4  2  2

Sold Price **\$370,000** Sold Date **08-Jun-23**

Distance **4.43km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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