

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

2 BUSHY PARK COURT 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

\$930,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Drouin

Period-from

01 Jul 2021

to

30 Jun 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

40 PEPPERCORN CRESCENT WARRAGUL VIC 3820	\$980,000	18-Nov-21
74 GRANGE CRESCENT WARRAGUL VIC 3820	\$993,000	30-Jan-21
12 WATERSIDE DRIVE DROUIN VIC 3818	\$959,800	22-Jan-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.~~

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OBrien Clark Drouin
P 03 5625 1671
M 03 5625 1671
E clark@obre.com.au



40 PEPPERCORN CRESCENT WARRAGUL VIC 3820

 4  2  2

Sold Price **\$980,000** Sold Date **18-Nov-21**

Distance -



74 GRANGE CRESCENT WARRAGUL VIC 3820

 4  2  2

Sold Price **\$993,000** Sold Date **30-Jan-21**

Distance -



12 WATERSIDE DRIVE DROUIN VIC 3818

 3  2  3

Sold Price **\$959,800** Sold Date **22-Jan-21**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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