

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

22 WAKEFUL CRESCENT 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Drouin

Period-from

01 Mar 2022

to

28 Feb 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

11 TODMAN STREET DROUIN VIC 3818	\$650,000	17-Jan-23
48 MANIKATO DRIVE DROUIN VIC 3818	\$761,000	13-Sep-22
24 SILVERTOWN ROAD DROUIN VIC 3818	\$775,000	23-Dec-22

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: 30 March 2023

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11 TODMAN STREET DROUIN VIC 3818

Sold Price

\$650,000

Sold Date

17-Jan-23



Distance

0.38km



48 MANIKATO DRIVE DROUIN VIC 3818

Sold Price

\$761,000

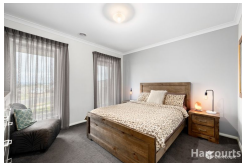
Sold Date

13-Sep-22



Distance

0.39km



24 SILVERTOWN ROAD DROUIN VIC 3818

Sold Price

\$775,000

Sold Date

23-Dec-22



Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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