

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 Palm 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Drouin

Period-from

01 Jan 2020

to

31 Dec 2020

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

7 Isabella Court Drouin VIC 3818	\$485,000	28-Nov-20
24 Palm Square Drouin VIC 3818	\$445,000	09-Oct-20
1 McCure Court Ringwood East VIC 3135	\$287,000	06-May-01

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: 28 January 2021

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7 Isabella Court Drouin VIC 3818

Sold Price

^{RS}

\$485,000

Sold Date

28-Nov-20

3

2

2

Distance

0.15km



24 Palm Square Drouin VIC 3818

Sold Price

\$445,000

Sold Date

09-Oct-20

3

2

2

Distance

0.16km



1 McCure Court Ringwood East VIC 3135

Sold Price

\$287,000

Sold Date

06-May-01

3

1

2

Distance

60.57km

RS = Recent sale

UN = Undisclosed Sale

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