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

11 CHURCH STREET DROUIN VIC 3818

Indicative selling price

Period-from

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

Single Price		or range between	\$460,000	&	\$480,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$620,000	Property type	House	Suburb	Drouin					

31 Jul 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Aug 2022

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
5 ODDY STREET DROUIN VIC 3818	\$475,000	05-Dec-22	
44 LARDNER ROAD DROUIN VIC 3818	\$462,000	16-Nov-22	
40 BULN BULN ROAD DROUIN VIC 3818	\$485,000	17-Sep-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: 01 August 2023

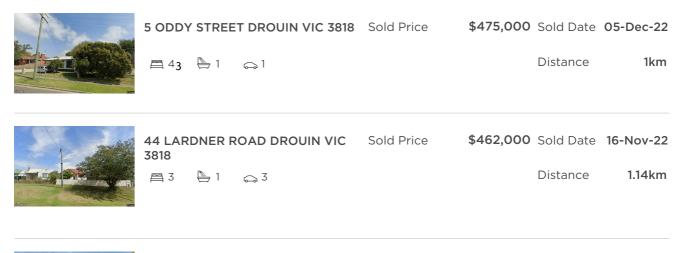


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40 BUL 3818	N BULN	I ROAD DROUIN VIC	Sold Price	\$485,000	Sold Date	17-Sep-22
📇 3	1	⇔ 2			Distance	1.18km

RS = Recent sale UN = Undisclosed Sale

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