# 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 EDEN PLACE 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	or range \$495,000		\$530,000					
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$620,000	Property type	House	Suburb	Drouin					

Period-from	01 Aug 2022	to	31 Jul 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		
5 EDEN PLACE DROUIN VIC 3818	\$530,000	18-May-22		
9 PARK VIEW ROAD DROUIN VIC 3818	\$520,000	06-Jul-23		
1 DARNUM STREET DROUIN VIC 3818	\$512,999	04-Jan-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: 15 August 2023

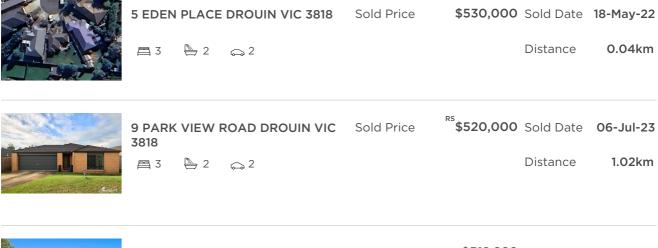


consumer.vic.gov.au



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1 DARNUM STREET DROUIN VIC 3818		Sold Price	\$512,999	Sold Date	04-Jan-23	
	2	ç⇒ 2			Distance	1.61km

#### RS = Recent sale UN = Undisclosed Sale

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