

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

8 ERECTA STREET 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,500

Property type

Land

Suburb

Drouin

Period-from

01 Jul 2022

to

30 Jun 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

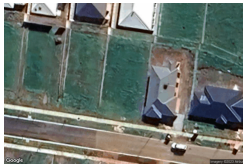
Date of sale

19 SIMMENTAL STREET DROUIN VIC 3818	\$300,000	17-Jan-23
1A YOUNG STREET DROUIN VIC 3818	\$255,000	02-Mar-23
2 BUSCOMBE CRESCENT DROUIN VIC 3818	\$280,000	15-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: 04 July 2023

**19 SIMMENTAL STREET DROUIN
VIC 3818** -  -  -

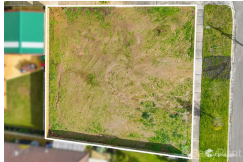
Sold Price

\$300,000

Sold Date

17-Jan-23

Distance

1.26km**1A YOUNG STREET DROUIN VIC
3818** -  -  -

Sold Price

\$255,000

Sold Date

02-Mar-23

Distance

1.77km**2 BUSCOMBE CRESCENT DROUIN
VIC 3818** 3  2  -

Sold Price

\$280,000

Sold Date

15-Jan-23

Distance

2.53km

RS = Recent sale

UN = Undisclosed Sale

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