

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 10 Toorongo Street, Drouin Vic 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$590,000 - \$630,000

Median sale price

Median price \$587,625

Property type House

Suburb Drouin

Period - From 01/08/2022

to

31/07/2023

Source realestate.com.au

Comparable property sales

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
20 Monica Drive, Drouin Vic 3818	\$639,000	03/05/2023
29 Pepper Crescent, Drouin Vic 3818	\$625,000	21/03/2023
38 Timbertop Crescent, Drouin Vic 3818	\$600,000	20/03/2023

This Statement of Information was prepared on: 04/08/2023