# 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

90 MCNEILLY ROAD 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 rang betwee	5470000	&	\$495,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$620,000	Property type	House	Suburb	Drouin

30 Sep 2022

Source

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

01 Oct 2021

**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.

to

Address of comparable property	Price	Date of sale
4 PARK STREET DROUIN VIC 3818	\$460,000	14-Sep-22
16 THOMAS STREET DROUIN VIC 3818	\$500,000	09-Feb-22
24 WADE STREET DROUIN VIC 3818	\$480,000	12-Jul-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: 19 October 2022

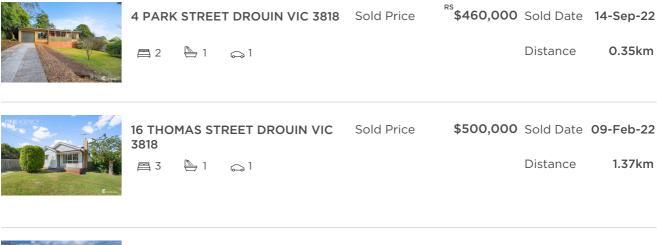


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24 WADE STREET DROUIN VIC 3818	Sold Price	\$480,000 Sold Date	12-Jul-22
<b>□</b> 3 <b>□</b> 1 <b>□</b> 2		Distance	1.9km

RS = Recent sale UN = Undisclosed Sale

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