

# 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 26 Todman Street, Drouin, VIC 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$565,000 & \$620,000

### Median sale price

Median price \$620,000 Property Type House Suburb Drouin (3818)

Period - From 01/03/2022 to 28/02/2023 Source Corelogic

### Comparable property sales

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
11 TODMAN STREET, DROUIN VIC 3818	\$650,000	17/01/2023
24 WILTONS CRESCENT, DROUIN VIC 3818	\$660,000	15/03/2023
9 EMPIRE AVENUE, DROUIN VIC 3818	\$680,000	02/03/2023

This Statement of Information was prepared on: 27/03/2023