# 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

11 RAMSDEN 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 \$490,000 & \$520,000 | Single Price |  | or range<br>between | \$490,000 | & | \$520,000 |
|---|--------------|--|---------------------|-----------|---|-----------|
|---|--------------|--|---------------------|-----------|---|-----------|

#### Median sale price

(\*Delete house or unit as applicable)

| Median Price | \$589,000   | Prop | erty type | type House |        | Suburb | Drouin    |
|--------------|-------------|------|-----------|------------|--------|--------|-----------|
| Period-from  | 01 Jun 2021 | to   | 31 May 2  | 2022       | 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 |
|-----------------------------------|-----------|--------------|
| 44 ALBERT ROAD DROUIN VIC 3818    | \$500,000 | 25-May-21    |
| 1 VICTORIA STREET DROUIN VIC 3818 | \$530,000 | 23-May-22    |
| 8 WALKER DRIVE DROUIN VIC 3818    | \$528,888 | 27-Aug-21    |

#### 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: 07 June 2022





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44 ALBERT ROAD DROUIN VIC 3818

₾ 2

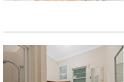
₽ 1

Sold Price

\$500,000 Sold Date 25-May-21

Distance

0.13km



1 VICTORIA STREET DROUIN VIC 3818

\$ 2

Sold Price

RS \$530,000 Sold Date 23-May-22

Distance

0.35km



8 WALKER DRIVE DROUIN VIC 3818

Sold Price

**\$528,888** Sold Date **27-Aug-21** 

**=** 3

**=** 3

□ 3

 Distance 0.79km

**RS** = Recent sale

UN = Undisclosed Sale

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