

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

48 Montague Avenue 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Drouin

Period-from

01 Jan 2020

to

31 Dec 2020

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

15 Hogan Court Drouin VIC 3818	\$450,000	13-Oct-20
13 Hatfield Drive Drouin VIC 3818	\$415,000	21-Jul-20
32 Outlook Drive Drouin VIC 3818	\$452,500	05-Aug-20

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.~~

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15 Hogan Court Drouin VIC 3818

Sold Price

\$450,000

Sold Date

13-Oct-20

3 2 2

Distance

0.5km



13 Hatfield Drive Drouin VIC 3818

Sold Price

\$415,000

Sold Date

21-Jul-20

3 2 2

Distance

0.99km



32 Outlook Drive Drouin VIC 3818

Sold Price

\$452,500

Sold Date

05-Aug-20

3 2 4

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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