

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

97 HARMON DRIVE 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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$339,000

Property type

Land

Suburb

Drouin

Period-from

01 Feb 2022

to

31 Jan 2023

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

12 COCONUT STREET DROUIN VIC 3818	\$405,000	01-Apr-22
56 PALLADIUM BOULEVARD DROUIN VIC 3818	\$392,000	22-Apr-22
2 BRIDGES STREET DROUIN VIC 3818	\$390,000	21-Sep-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: 24 February 2023

	12 COCONUT STREET DROUIN VIC 3818	Sold Price	\$405,000	Sold Date	01-Apr-22
				Distance	2.09km
	56 PALLADIUM BOULEVARD DROUIN VIC 3818	Sold Price	\$392,000	Sold Date	22-Apr-22
				Distance	3.38km
	2 BRIDGES STREET DROUIN VIC 3818	Sold Price	\$390,000	Sold Date	21-Sep-22
				Distance	4.93km

RS = Recent sale UN = Undisclosed Sale

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