

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

3/3 LINDENELL 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$290,000

Property type

Land

Suburb

Drouin

Period-from

01 Sep 2021

to

31 Aug 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

206 MAIN NEERIM ROAD DROUIN VIC 3818	\$1,152,000	18-Jan-22
21A PEPPERELL DRIVE DROUIN VIC 3818	\$1,129,000	16-Sep-22
6 KAMANARI COURT DROUIN VIC 3818	\$1,245,000	28-May-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: 27 September 2022



**206 MAIN NEERIM ROAD DROUIN
VIC 3818**

Sold Price

\$1,152,000

Sold Date

18-Jan-22

 4  2  3

Distance

1.4km



**21A PEPPERELL DRIVE DROUIN
VIC 3818**

Sold Price

^{RS} **\$1,129,000**

Sold Date

16-Sep-22

 4  2  7

Distance

1.69km



**6 KAMANARI COURT DROUIN VIC
3818**

Sold Price

\$1,245,000

Sold Date

28-May-22

 4  3  3

Distance

2.34km

RS = Recent sale

UN = Undisclosed Sale

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