

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 WADDELL ROAD 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

\$1,125,000

&

\$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

House

Suburb

Drouin

Period-from

01 Mar 2021

to

28 Feb 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
24 SETTLERS RISE DROUIN VIC 3818	\$1,175,000	15-Sep-21
18 GREENLAND DRIVE DROUIN VIC 3818	\$1,162,500	04-Oct-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: 08 March 2022



206 MAIN NEERIM ROAD DROUIN VIC 3818

Sold Price **\$1,152,000** Sold Date **18-Jan-22**

 4  2  3

Distance **1.34km**



24 SETTLERS RISE DROUIN VIC 3818

Sold Price **\$1,175,000** Sold Date **15-Sep-21**

 4  2  4

Distance **1.75km**



18 GREENLAND DRIVE DROUIN VIC 3818

Sold Price **\$1,162,500** Sold Date **04-Oct-21**

 4  2  7

Distance **2.03km**

RS = Recent sale **UN** = Undisclosed Sale

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