# 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

2 ASTER RISE 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 betweer	3000000	&	\$659,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$623,000	Property type	House	Suburb	Drouin				

Median Price	\$623,000	Prope	erty type		House	Suburb	Drouin	
Period-from	01 Mar 2023	to	29 Feb 2	024	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
34 LEURA STREET DROUIN VIC 3818	\$630,000	07-Sep-23
46 LEURA STREET DROUIN VIC 3818	\$635,000	02-Aug-23
6 BUSCOMBE CRESCENT DROUIN VIC 3818	\$600,000	14-Apr-23

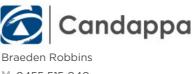
OR

**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: 03 March 2024



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 ${\sf E} \ \ {\sf sales} @ {\sf candappafn.com.au} \\$ 



34 LEURA STREET DROUIN VIC 3818	Sold Price	\$630,000 Sold Date	07-Sep-23
酉4 №2 ⇔2		Distance	0.2km



46 LEU 3818	JRA STR	EET DROUIN VIC	Sold Price	\$635,000	Sold Date 02-Aug-23		
	2	<u></u> <sup>2</sup>			Distance	0.23km	



	6 BUSC VIC 38		CRESCENT DROUIN	Sold Price	\$600,000	Sold Date	14-Apr-23
Ę		2 🚔	ç⊇ 2			Distance	0.23km

#### RS = Recent sale UN = Undisclosed Sale

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