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

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$600,000	&	\$640,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$605,000	Property type	House	Suburb	Drouin						

28 Feb 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2024

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.

to

Address of comparable property	Price	Date of sale	
4 WOLFF STREET DROUIN VIC 3818	\$610,000	17-Mar-25	
8 EDEN PLACE DROUIN VIC 3818	\$645,000	14-Mar-25	
5 SUMMERHILL BOULEVARD DROUIN VIC 3818	\$625,000	14-Feb-25	

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: 20 March 2025



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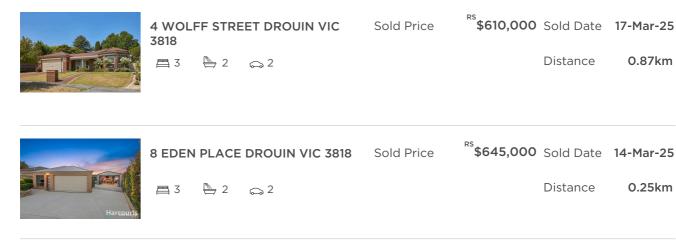


0.87km

0.25km

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5 SUMMERHILL BOULEVARD DROUIN VIC 3818		Sold Price	^{RS} \$625,000	Sold Date	14-Feb-25	
昌 3	2	-			Distance	0.41km

RS = Recent sale UN = Undisclosed Sale

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