

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

48 WALKER 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Drouin

Period-from

01 Jun 2022

to

31 May 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

20 JACKSON DRIVE DROUIN VIC 3818	\$755,000	31-Mar-23
33 RIVENDALE CRESCENT DROUIN VIC 3818	\$765,000	31-Mar-23
8 MOUNTAIN VISTA COURT DROUIN VIC 3818	\$821,500	01-Jul-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.~~

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	20 JACKSON DRIVE DROUIN VIC 3818	Sold Price	\$755,000	Sold Date	31-Mar-23
	 3  2  3			Distance	2.38km
	33 RIVENDALE CRESCENT DROUIN VIC 3818	Sold Price	\$765,000	Sold Date	31-Mar-23
	 4  2  2			Distance	2.82km
	8 MOUNTAIN VISTA COURT DROUIN VIC 3818	Sold Price	\$821,500	Sold Date	01-Jul-22
	 3  2  2			Distance	1.11km

RS = Recent sale UN = Undisclosed Sale

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