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

97 HARMON DRIVE DROUIN VIC 3818

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 ran betwe	5 5.500000	&	\$330,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$600,000	Property type	House	Suburb	Drouin			

31 Jan 2025

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

01 Feb 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	
95 HARMON DRIVE DROUIN VIC 3818	\$300,000	28-Mar-24	
26 WATERSIDE DRIVE DROUIN VIC 3818	\$387,000	05-Jul-24	
5 BUNYIP DRIVE DROUIN VIC 3818	\$330,000	10-Aug-24	

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: 04 February 2025

Source



Corelogic

consumer.vic.gov.au



Brad Boyde

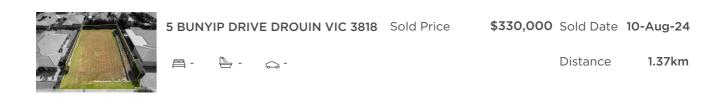
- P 0356259009
- M 0400775388
- E brad.boyde@boyde.co



	95 HARMON DRIVE DROUIN VIC 3818		Sold Price	\$300,000	Sold Date	28-Mar-24	
x <quits< th=""><th>-</th><th>-</th><th>⇔ -</th><th></th><th></th><th>Distance</th><th>0.58km</th></quits<>	-	-	⇔ -			Distance	0.58km



26 WAT 8818	ERSIDE	DRIVE DROUIN VIC Sold Price	\$387,000	Sold Date	05-Jul-24
昌 -	- 🚔	⇔ -		Distance	1.15km



RS = Recent sale UN = Undisclosed Sale

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