

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

3/6 RAILWAY AVENUE 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,375

Property type

Unit

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

3/24 MAIN SOUTH ROAD DROUIN VIC 3818	\$319,999	12-Oct-21
6/20-22 LAMPARD ROAD DROUIN VIC 3818	\$332,000	28-Oct-21
6/1-3 GOULD STREET DROUIN VIC 3818	\$300,000	26-Nov-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.~~

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**3/24 MAIN SOUTH ROAD DROUIN
VIC 3818**

Sold Price

\$319,999

Sold Date

12-Oct-21

 2

 1

 1

Distance

0.53km



**6/20-22 LAMPARD ROAD DROUIN
VIC 3818**

Sold Price

\$332,000

Sold Date

28-Oct-21

 2

 1

 -

Distance

0.26km



**6/1-3 GOULD STREET DROUIN VIC
3818**

Sold Price

\$300,000

Sold Date

26-Nov-21

 3

 1

 1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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