

## 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

9 Jackson Drive Drouin VIC 3818

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,555

Property type

House

Suburb

Drouin

Period-from

01 Dec 2020

to

30 Nov 2021

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

15 Callistemon Crescent Drouin VIC 3818	\$680,000	22-Nov-21
252 Princes Way Drouin VIC 3818	\$700,000	20-Jul-21
169 Princes Way Drouin VIC 3818	\$720,000	03-Dec-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.~~

This Statement of Information was prepared on: 22 December 2021

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<p><b>Open Inspections &amp; Auctions.</b></p> <p><b>Open Inspections:</b> These sites are fully accessible and open to the public. Agents are not on site other employees of the agency or the agency's staff are on site. These sites are open to the public and are not subject to any restrictions or conditions. Agents are not on site other employees of the agency or the agency's staff are on site. These sites are open to the public and are not subject to any restrictions or conditions.</p> <p><b>Auctions:</b> These sites are fully accessible and open to the public. Agents are not on site other employees of the agency or the agency's staff are on site. These sites are open to the public and are not subject to any restrictions or conditions. Agents are not on site other employees of the agency or the agency's staff are on site. These sites are open to the public and are not subject to any restrictions or conditions.</p> <p>Please do not contact the property if you have:</p> <ul style="list-style-type: none"> <li>1. Any other offers or offers of interest.</li> <li>2. Any other offers or offers of interest.</li> <li>3. Any other offers or offers of interest.</li> </ul>	<b>15 Callistemon Crescent Drouin VIC 3818</b>		Sold Price	<sup>RS</sup> <b>\$680,000</b>	Sold Date	<b>22-Nov-21</b>
	4	2	3		Distance	<b>0.16km</b>
	<b>252 Princes Way Drouin VIC 3818</b>		Sold Price	<b>\$700,000</b>	Sold Date	<b>20-Jul-21</b>
	4	2	4		Distance	<b>0.63km</b>
	<b>169 Princes Way Drouin VIC 3818</b>		Sold Price	<sup>RS</sup> <b>\$720,000</b>	Sold Date	<b>03-Dec-21</b>
	3	1	1		Distance	<b>1.32km</b>

RS = Recent sale      UN = Undisclosed Sale

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