

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

1371 PRINCES WAY 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

\$849,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

House

Suburb

Drouin

Period-from

01 Aug 2023

to

31 Jul 2024

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

79 GARDNER AND HOLMAN ROAD DROUIN VIC 3818	\$1,007,000	24-Jul-24
14 CLANCY COURT DROUIN VIC 3818	\$980,000	17-May-24
30 WADDELL ROAD DROUIN VIC 3818	\$900,000	09-Apr-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.

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79 GARDNER AND HOLMAN ROAD DROUIN VIC 3818

Sold Price

^{RS}

\$1,007,000

Sold Date

24-Jul-24



4



2



4

Distance

3.65km



14 CLANCY COURT DROUIN VIC 3818

Sold Price

^{RS}

\$980,000

Sold Date

17-May-24



4



2



2

Distance

3.21km



30 WADDELL ROAD DROUIN VIC 3818

Sold Price

\$900,000

Sold Date

09-Apr-24



4



2



3

Distance

2.94km



101 GARDNER AND HOLMAN ROAD DROUIN VIC 3818

Sold Price

^{RS}

\$1,040,000

Sold Date

23-Feb-24



4



2



2

Distance

3.77km

RS = Recent sale

UN = Undisclosed Sale

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