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

8 AUGUSTA 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	\$625,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$623,000	Prop	erty type	Other		Suburb	Drouin
Period-from	01 Mar 2023	to	29 Feb 2	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
5 MEMBERS DRIVE DROUIN VIC 3818	\$655,000	24-Jul-23
28 ROYAL PINES DRIVE DROUIN VIC 3818	\$675,000	27-Jun-23
17 MEMBERS DRIVE DROUIN VIC 3818	\$655,000	11-Dec-23

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 March 2024





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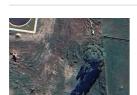
5 MEMBERS DRIVE DROUIN VIC 3818

Sold Price

\$655,000 Sold Date 24-Jul-23

Distance

0.86km



28 ROYAL PINES DRIVE DROUIN VIC 3818

Sold Price

\$675,000 Sold Date **27-Jun-23**

Distance 0.66km



17 MEMBERS DRIVE DROUIN VIC 3818

Sold Price

\$655,000 Sold Date 11-Dec-23

m -

□ -

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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