# 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

1 DAVEY 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	\$595,000	<del>or range</del> <del>between</del>		&					
Median sale price									
(*Delete house or unit as app	olicable)								

Median Price	\$620,000	Prope	erty type		House	Suburb	Drouin
Period-from	01 Oct 2022	to	30 Sep 2	2023	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	
9 DAVEY DRIVE DROUIN VIC 3818	\$570,000	26-Jun-23	
4 PICADILLY COURT DROUIN VIC 3818	\$640,000	12-Jul-23	
22 FAIRCHILD STREET DROUIN VIC 3818	\$632,000	12-Feb-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.

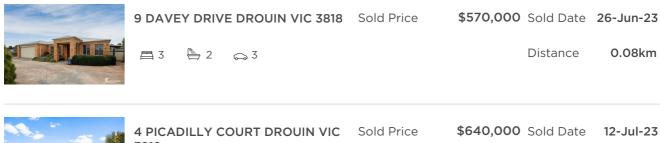
This Statement of Information was prepared on: 30 October 2023



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4 PICADILLY COURT DROUIN VIC 3818		Sold Price	\$640,000	Sold Date	12-Jul-23	
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22 FAIF 3818	RCHILD	STREET	DROUIN VIC Sold Price	\$632,000	Sold Date	12-Feb-23
昌 3	2 🚔	<b>a</b> 2			Distance	0.68km

RS = Recent sale UN = Undisclosed Sale

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