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 | or range between | | & | | | | | |
|-------------------------------|-----------|-------------------------------------------|--|---|--|--|--|--|--|
| 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.

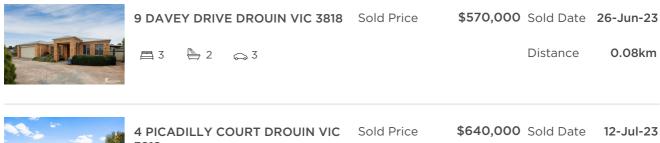
This Statement of Information was prepared on: 30 October 2023



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| 4 PICADILLY COURT DROUIN VIC 3818 | | Sold Price | \$640,000 | Sold Date | 12-Jul-23 | |
|-----------------------------------|-----|------------|-----------|-----------|-----------|--------|
| E 4 | 2 🚔 | <u>م</u> 2 | | | Distance | 0.33km |



| 22 FAIF 3818 | RCHILD | STREET | DROUIN VIC Sold Price | \$632,000 | Sold Date | 12-Feb-23 |
|-----------------|--------|------------|-----------------------|-----------|-----------|-----------|
| 昌 3 | 2 🚔 | a 2 | | | Distance | 0.68km |

RS = Recent sale UN = Undisclosed Sale

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