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

6 ALF COURT 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	\$570,000	&	\$600,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$589,000	Prop	erty type	e House		Suburb	Drouin
Period-from	01 May 2021	to	30 Apr 2	2022	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		
37 COOK STREET DROUIN VIC 3818	\$580,000	22-Mar-22		
6 TERRACINI COURT DROUIN VIC 3818	\$670,000	15-Dec-21		
1 WOLFF STREET DROUIN VIC 3818	\$585,000	15-Sep-21		

OR

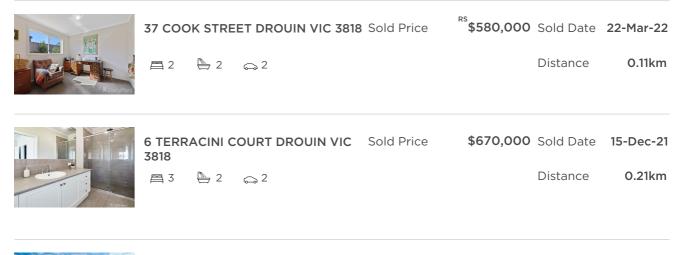
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16 May 2022



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1 WOLF	F STRE	ET DRO	UIN VIC 3818	Sold Price	\$585,000	Sold Date	15-Sep-21
昌 3	2	⇔ 2				Distance	0.39km

RS = Recent sale UN = Undisclosed Sale

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