

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 12A Bennett Street, Drouin Vic 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$549,000 - \$579,000

Median sale price

Median price \$580,000

Property type House

Suburb Drouin

Period - From 01/10/2023

to

30/09/2024

Source realestate.com.au

Comparable property sales

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
12 Bright Court, Drouin Vic 3818	\$585,000	13/02/2024
64 Longwarry Road, Drouin Vic 3818	\$595,000	19/03/2024
4 Lindsay Street, Drouin Vic 3818	\$575,000	19/08/2023

This Statement of Information was prepared on: 10/10/2024