

# 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

32 Acacia Street, Drouin Vic 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

\$495,000 - \$525,000

### Median sale price

Median price

\$580,000

Property type

House

Suburb

Drouin

Period - From

01/09/2023

to

31/08/2024

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**

88 Church Street, Drouin Vic 3818	\$520,000	03/08/2023
108 Church Street, Drouin Vic 3818	\$535,000	25/07/2023
1 Bamba Court, Drouin Vic 3818	\$548,000	26/02/2024

This Statement of Information was prepared on: 03/09/2024