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

12 Richie 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 \$549,000 & \$579,000	Single Price			\$549,000	&	\$579,000	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$550,000	Prop	erty type	rty type House		Suburb	Drouin
Period-from	01 Dec 2020	to	30 Nov 2	2021	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
22 Holland Street Drouin VIC 3818	\$550,000	06-Oct-21
104 Cook Street Drouin VIC 3818	\$550,000	25-Jun-21
9 Hatfield Drive Drouin VIC 3818	\$555,555	15-Jun-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: 09 December 2021



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22 Holland Street Drouin VIC 3818 Sold Price

\$550,000 Sold Date 06-Oct-21

Distance 0.09km

104 Cook Street Drouin VIC 3818

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Sold Price

Sold Date 25-Jun-21

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Distance 0.68km



9 Hatfield Drive Drouin VIC 3818

Sold Price

\$555,555 Sold Date

15-Jun-21

Distance

1.33km

RS = Recent sale UN = Undisclosed Sale

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