# 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

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	51.370.000	&	\$1,400,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$625,000	Property type	House	Suburb	Drouin

31 Dec 2023

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jan 2023

**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.

to

Address of comparable property	Price	Date of sale	
2 SHADY CLOSE DROUIN VIC 3818	\$1,340,000	10-Aug-23	
17 RIPPLEBROOK COURT DROUIN VIC 3818	\$1,350,000	26-Aug-23	
3 RIPPLEBROOK COURT DROUIN VIC 3818	\$1,300,000	20-Jul-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: 10 January 2024



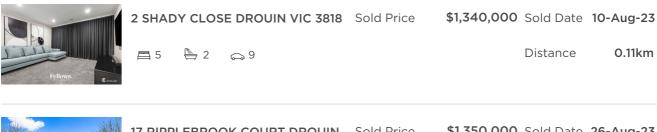
Corelogic

consumer.vic.gov.au



David Clark

- P 0356236466
- M 0356236466
- E david.clark@obre.com.au





 17 RIPPLEBROOK COURT DROUIN
 Sold Price
 \$1,350,000
 Sold Date
 26-Aug-23

 VIC 3818
 □
 4
 □
 2
 □
 8
 Distance
 0.41km



3 RIPPLEBROOK COURT DROUIN		Sold Price	\$1,300,000	Sold Date	20-Jul-23	
□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□	2	<sub>ක</sub> 2			Distance	0.45km

#### RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.