

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 13 Manallack Lane, Drouin, VIC 3818

Indicative selling price

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

Price Range

\$650,000

&

\$690,000

Median sale price

Median price

\$633,500

Property Type

House

Suburb

Drouin (3818)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

Comparable property sales

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
48 PEPPER CRESCENT, DROUIN VIC 3818	\$710,000	29/06/2023
10 GARY AVENUE, DROUIN VIC 3818	\$710,000	15/06/2023
49 SUMMERHILL BOULEVARD, DROUIN VIC 3818	\$710,000	24/02/2023

This Statement of Information was prepared on: 26/07/2023