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

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

Single Price	\$360,000	or range between		&				
Median sale price								
(*Delete house or unit as ap	plicable)							

Median Price \$620,000		Property type			Other	Suburb	Drouin
Period-from	01 Oct 2022	to	30 Sep 2	2023	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	
2 BRIDGES STREET DROUIN VIC 3818	\$390,000	21-Sep-22	
27 OPEN DRIVE DROUIN VIC 3818	\$360,000	22-May-23	
2 CART DRIVE DROUIN VIC 3818	\$360,000	01-Mar-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: 02 October 2023



consumer.vic.gov.au



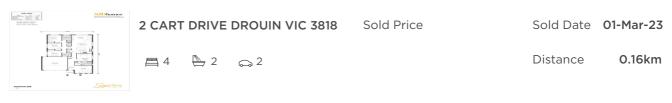


	2 BRIDGES STREET DROUIN VIC 3818			Sold Price	\$390,000	Sold Date	21-Sep-22
D.	昌 4	2	⇔ ²			Distance	0.04km



 27 OPEN DRIVE DROUIN VIC 3818
 Sold Price
 \$360,000
 Sold Date
 22-May-23

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 0.07km



RS = Recent sale UN = Undisclosed Sale

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