

# 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 7 Boronia Street, Drouin Vic 3818

### Indicative selling price

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

Single price \$549,000

### Median sale price

Median price \$587,625

Property type House

Suburb Drouin

Period - From 01/08/2022

to

31/07/2023

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
12 Moe Street, Drouin Vic 3818	\$550,000	15/06/2023
11 Wood Street, Drouin Vic 3818	\$580,000	13/04/2023
108 Church Street, Drouin Vic 3818	\$535,000	24/07/2023

This Statement of Information was prepared on: 22/08/2023