

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

6-7 RAILWAY AVENUE 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Other

Suburb

Drouin

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/14 CHURCH STREET DROUIN VIC 3818	\$350,000	12-Nov-21
84 LONGWARRY ROAD DROUIN VIC 3818	\$400,000	17-May-22
45 CHURCH STREET DROUIN VIC 3818	\$360,000	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: 14 July 2022

Brittany Hotchkin

M 0438 748 181

E brittany.hotchkin@obre.com.au

Open inspections & Auctions.

Open inspections.
These are open to all persons and are held on the property. Agents and any other representatives of the agent or the agent's firm are not permitted to attend. These are not open to the public and are held on the property. Agents and any other representatives of the agent or the agent's firm are not permitted to attend. These are not open to the public and are held on the property. Agents and any other representatives of the agent or the agent's firm are not permitted to attend.

Auctions.
Those who are fully responsible for the sale of the property. Agents and any other representatives of the agent or the agent's firm are not permitted to attend. These are not open to the public and are held on the property. Agents and any other representatives of the agent or the agent's firm are not permitted to attend.

Please do not attend unless the property is for sale.
1. Do not attend unless the property is for sale.
2. Do not attend unless the property is for sale.
3. Do not attend unless the property is for sale.

1/14 CHURCH STREET DROUIN VIC 3818 Sold Price **\$350,000** Sold Date **12-Nov-21**

 2  1  -

Distance **0.11km**



84 LONGWARRY ROAD DROUIN VIC 3818 Sold Price **\$400,000** Sold Date **17-May-22**

 2  1  3

Distance **1.63km**



45 CHURCH STREET DROUIN VIC 3818 Sold Price **\$360,000** Sold Date **15-Jun-21**

 2  1  2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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