

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

46 Claudia Crescent 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

\$590,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

House

Suburb

Drouin

Period-from

01 Mar 2021

to

28 Feb 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

9 Wordsworth Court Drouin VIC 3818	\$595,000	18-Jul-21
21 Claudia Crescent Drouin VIC 3818	\$630,000	23-Feb-22
55 Cook Street Drouin VIC 3818	\$610,000	18-Dec-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.~~

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Candappa

Shane Candappa

P 1300 376 846

M 0419 518 321

E shane@candappafn.com.au



9 Wordsworth Court Drouin VIC 3818

4 2 2

Sold Price

\$595,000

Sold Date

18-Jul-21

Distance

0.21km



21 Claudia Crescent Drouin VIC 3818

3 2 2

Sold Price

^{RS} **\$630,000**

Sold Date

23-Feb-22

Distance

0.09km



55 Cook Street Drouin VIC 3818

4 2 2

Sold Price

\$610,000

Sold Date

18-Dec-21

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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