

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 or
locality and postcode

7 Shae 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

\$649,000

&

\$679,000

Median sale price

Median price

\$566,000

Property type

House

Suburb

Drouin

Period - From

01/10/2020

to

27/10/2021

Source

Realestate.com.au

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

5 Dot Court Drouin VIC 3818

\$660,000

22-Aug-21

18 Gary Avenue Drouin VIC 3818

\$650,000

14-Aug-21

5 Midsummer Lane Drouin VIC 3818

\$655,000

22-Oct-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: 25 November 2021