

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

41 ILLAWARRA BOULEVARD 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Drouin

Period-from

01 Jul 2022

to

30 Jun 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

38 TIMBERTOP CRESCENT DROUIN VIC 3818	\$600,000	20-Apr-23
14 CLOVERLEAF CRESCENT DROUIN VIC 3818	\$615,000	12-Feb-23
2 ALF COURT DROUIN VIC 3818	\$605,000	17-Feb-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: 13 July 2023



38 TIMBERTOP CRESCENT DROUIN VIC 3818 Sold Price ^{RS} **\$600,000** Sold Date **20-Apr-23**

 3  2  2

Distance **1.17km**



14 CLOVERLEAF CRESCENT DROUIN VIC 3818 Sold Price **\$615,000** Sold Date **12-Feb-23**

 4  2  2

Distance **0.96km**



2 ALF COURT DROUIN VIC 3818 Sold Price **\$605,000** Sold Date **17-Feb-23**

 4  2  2

Distance **1.32km**



29 PEPPER CRESCENT DROUIN VIC 3818 Sold Price **\$625,000** Sold Date **21-Mar-23**

 3  2  2

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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