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

3 SHERATON RISE DROUIN VIC 3818

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	- <u>3815</u> 000	&	\$865,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$610,000	Property type	House	Suburb	Drouin						

31 Aug 2024

Comparable property sales (*Delete A or B below as applicable)

01 Sep 2023

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.

to

Address of comparable property	Price	Date of sale	
89 JACKSON DRIVE DROUIN VIC 3818	\$817,000	03-Jun-24	
12 WARWICK WAY DROUIN VIC 3818	\$813,000	08-May-24	
12 CRYSTAL COURT DROUIN VIC 3818	\$895,000	31-Oct-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: 30 September 2024

Source



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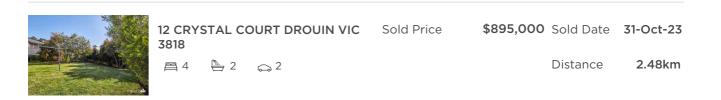


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	89 JACKSON DRIVE DROUIN VIC 3818	Sold Price	\$817,000	Sold Date	03-Jun-24
	🛱 4 🕒 2 🞧 4			Distance	0.3km
	12 WARWICK WAY DROUIN VIC 3818	Sold Price	\$813,000	Sold Date	08-May-24
	📇 4 👆 2 🞧 4			Distance	0.21km



RS = Recent sale UN = Undisclosed Sale

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