

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

12 WADDELL ROAD 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Drouin

Period-from

01 Sep 2021

to

31 Aug 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

69 MAIN NEERIM ROAD DROUIN VIC 3818	\$1,010,000	13-Nov-21
11 WADDELL ROAD DROUIN VIC 3818	\$1,155,000	17-Mar-22
5 HARRODS CLOSE DROUIN VIC 3818	\$1,095,000	17-Jun-22

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: 19 September 2022


**69 MAIN NEERIM ROAD DROUIN
VIC 3818**
 4  2  2

Sold Price

\$1,010,000

Sold Date

13-Nov-21

Distance

0.51km

**11 WADDELL ROAD DROUIN VIC
3818**
 4  2  2

Sold Price

\$1,155,000

Sold Date

17-Mar-22

Distance

0.25km

**5 HARRODS CLOSE DROUIN VIC
3818**
 4  2  2

Sold Price

^{RS} **\$1,095,000**

Sold Date

17-Jun-22

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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