

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

42 Kensington Square 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Land

Suburb

Drouin

Period-from

01 May 2020

to

30 Apr 2021

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

10 Hillgrove Close Warragul VIC 3820	\$685,000	31-Mar-21
38 Montague Avenue Drouin VIC 3818	\$660,000	03-Mar-21
26 Highvale Rise Warragul VIC 3820	\$690,000	17-Dec-20

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: 03 May 2021



10 Hillgrove Close Warragul VIC 3820

 4  2  2

Sold Price

^{RS} **\$685,000**

Sold Date

31-Mar-21

Distance

4.07km



38 Montague Avenue Drouin VIC 3818

 4  2  2

Sold Price

^{RS} **\$660,000**

Sold Date

03-Mar-21

Distance

0.99km



26 Highvale Rise Warragul VIC 3820

 4  2  2

Sold Price

\$690,000

Sold Date

17-Dec-20

Distance

4.93km



26 Bexley Boulevard Drouin VIC 3818

 4  2  2

Sold Price

\$670,000

Sold Date

12-Dec-20

Distance

2.71km

RS = Recent sale

UN = Undisclosed Sale

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