

STATEMENT OF INFORMATION

15 WADDELL ROAD, DROUIN, VIC 3818

PREPARED BY THE COMPANY, 1/1 COOK DRIVE PAKENHAM

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

15 WADDELL ROAD, DROUIN, VIC 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,025,000 to \$1,090,000

### Median sale price

Median price

\$635,000

Property type

House

Suburb

DROUIN

Period

01 January 2023 to 31 December 2023

Source

pricefinder

### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

5 MARION PL, DROUIN, VIC 3818	\$1,000,000	21/08/2023
6 SOUTH FORK CRT, DROUIN, VIC 3818	\$999,999	24/11/2023

This Statement of Information was prepared on:

15/02/2024