

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

7 MAYFAIR DRIVE 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

\$745,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Drouin

Period-from

01 Oct 2021

to

30 Sep 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

20 KING PARROT BOULEVARD DROUIN VIC 3818	\$760,000	30-Sep-22
17 KENSINGTON SQUARE DROUIN VIC 3818	\$810,000	13-May-22
10 AMBER COURT DROUIN VIC 3818	\$770,000	14-Apr-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.~~

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20 KING PARROT BOULEVARD DROUIN VIC 3818

 4  2  2

Sold Price

^{RS} **\$760,000**

Sold Date

30-Sep-22

Distance

0.74km



17 KENSINGTON SQUARE DROUIN VIC 3818

 4  2  2

Sold Price

\$810,000

Sold Date

13-May-22

Distance

0.19km



10 AMBER COURT DROUIN VIC 3818

 3  2  2

Sold Price

\$770,000

Sold Date

14-Apr-22

Distance

1.67km

RS = Recent sale **UN** = Undisclosed Sale

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