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

19 FORREST	STREET	DROUIN	VIC 3818
		01100111	10 0010

Indicative selling price

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

Single Price	\$570,000	or range between	&	
Median sale price				
(*Delete house or unit as app	olicable)			

Median Price	\$600,000	Prope	erty type House		Suburb	Drouin	
Period-from	01 Feb 2024	to	31 Jan 2	025	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
12 BRIGHT COURT DROUIN VIC 3818	\$585,000	13-Feb-24
70 CHURCH STREET DROUIN VIC 3818	\$565,000	23-Sep-24
18 GRANDVIEW CLOSE DROUIN VIC 3818	\$565,000	02-Oct-24

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.

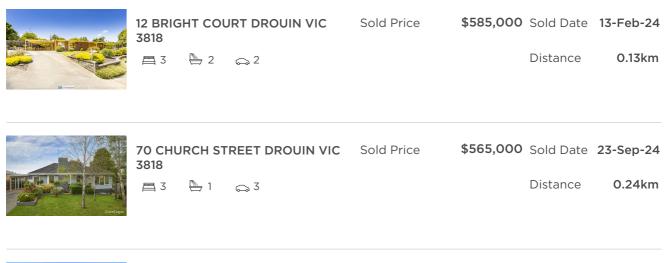
This Statement of Information was prepared on: 27 February 2025



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E shane@candappafn.com.au



	18 GRANDVIEW CLOSE DROUIN VIC 3818	Sold Price	^{RS} \$565,000	Sold Date	02-Oct-24
	昌 3 🕒 2 🞧 1			Distance	0.7km

RS = Recent sale UN = Undisclosed Sale

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