# 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

### Indicative selling price

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

Single Price	\$560,000	<del>or range</del> <del>between</del>	&	
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$611,750	Prope	erty type		House	Suburb	Drouin
Period-from	01 Aug 2021	to	31 Jul 2	022	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
6 ALF COURT DROUIN VIC 3818	\$550,000	06-Apr-22
94 COOK STREET DROUIN VIC 3818	\$560,000	08-Mar-22
103 COOK STREET DROUIN VIC 3818	\$550,000	06-Feb-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: 10 August 2022

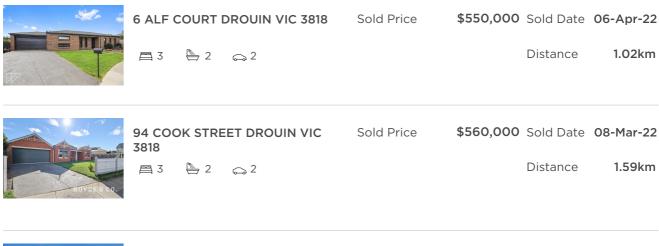


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A.	103 CC 3818	103 COOK STREET DROUIN VIC 3818		Sold Price	Sold Price \$550,000 Sold I		06-Feb-22
a.		2	ç⇒ 2			Distance	1.73km

RS = Recent sale UN = Undisclosed Sale

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