

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

13 MONAGHAN AVENUE 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Drouin

Period-from

01 Mar 2024

to

28 Feb 2025

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

54 HOPETOUN ROAD DROUIN VIC 3818	\$530,000	19-Nov-24
4 BORONIA STREET DROUIN VIC 3818	\$545,000	23-Oct-24
3 FERRIS STREET DROUIN VIC 3818	\$535,000	14-Nov-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.~~

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Jack van Loon
P 5623 6466
M 0499 888 671
E jack.vanloon@obre.com

**54 HOPETOUN ROAD DROUIN VIC 3818**

Sold Price

\$530,000

Sold Date

19-Nov-24 3 1 1

Distance

0.47km**4 BORONIA STREET DROUIN VIC 3818**

Sold Price

\$545,000

Sold Date

23-Oct-24 3 1 -

Distance

1.92km**3 FERRIS STREET DROUIN VIC 3818**

Sold Price

\$535,000

Sold Date

14-Nov-24 3 1 1

Distance

1.7km**RS** = Recent sale**UN** = Undisclosed Sale

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