

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 or locality 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 or range between \$* & \$

Median sale price

Median price Property type Suburb
 Period - From to Source

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
11 Augusta Drive Drouin VIC 3818	\$635,000	10-Sep-25
10 Augusta Drive Drouin VIC 3818	\$615,000	30-May-25
4 Tee Street Drouin VIC 3818	\$650,000	12-Aug-25

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:

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11 AUGUSTA DRIVE DROUIN VIC 3818

 4  3  2

Sold Price

\$635,000

Sold Date

10-Sep-25

Distance

3.28km



10 AUGUSTA DRIVE DROUIN VIC 3818

 -  -  -

Sold Price

\$615,000

Sold Date

30-May-25

Distance

3.35km



4 TEE STREET DROUIN VIC 3818

 -  -  -

Sold Price

\$650,000

Sold Date

12-Aug-25

Distance

3.46km

RS = Recent sale

UN = Undisclosed Sale

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