

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

22 ILLAWARRA BOULEVARD 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Drouin

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 ILLAWARRA BOULEVARD DROUIN VIC 3818	\$790,000	01-Nov-24
29 ILLAWARRA BOULEVARD DROUIN VIC 3818	\$750,000	30-Jun-25
2 SOUTHERN CLOSE DROUIN VIC 3818	\$740,000	04-Apr-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.~~

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	20 ILLAWARRA BOULEVARD DROUIN VIC 3818	Sold Price	\$790,000	Sold Date	01-Nov-24
	 4  2  2			Distance	0.02km
	29 ILLAWARRA BOULEVARD DROUIN VIC 3818	Sold Price	^{RS} \$750,000	Sold Date	30-Jun-25
	 4  2  2			Distance	0.07km
	2 SOUTHERN CLOSE DROUIN VIC 3818	Sold Price	\$740,000	Sold Date	04-Apr-25
	 3  2  4			Distance	0.55km

RS = Recent sale

UN = Undisclosed Sale

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