

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

4 MURRELL STREET 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Drouin

Period-from

01 Apr 2024

to

31 Mar 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

10 MCCLURE STREET DROUIN VIC 3818	\$560,000	25-Jan-25
25 GERRARD STREET DROUIN VIC 3818	\$550,000	07-Dec-23
19 LILLEYS ROAD WARRAGUL VIC 3820	\$540,000	12-Feb-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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Geoff Powell
P 59402555
M 0418102830
E geoff.powell@grantsea.com.au



10 MCCLURE STREET DROUIN VIC 3818 Sold Price **\$560,000** Sold Date **25-Jan-25**

4 2 2

Distance **2.54km**



25 GERRARD STREET DROUIN VIC 3818 Sold Price **\$550,000** Sold Date **07-Dec-23**

4 2 -

Distance **2.25km**



19 LILLEYS ROAD WARRAGUL VIC 3820 Sold Price ^{RS} **\$540,000** Sold Date **12-Feb-25**

4 2 -

Distance **4.96km**

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

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