

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	42 Summerhill Boulevard, Drouin, VIC 3818
---	---

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$610,000	&	\$630,000
-------------	-----------	---	-----------

Median sale price

Median price	\$620,000	Property Type	House	Suburb	Drouin (3818)
Period - From	01/07/2024	to	30/09/2024	Source	REIV

Comparable property sales

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
44 SUMMERHILL BOULEVARD DROUIN VIC 3818	\$600,000	01/05/2024
17 GARY AVENUE DROUIN VIC 3818	\$610,000	28/08/2024
4 GREYFRIARS WAY DROUIN VIC 3818	\$640,000	16/05/2024

This Statement of Information was prepared on: 28/10/2024