

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

1 OXLEY COURT 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

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Drouin

Period-from

01 Sep 2022

to

31 Aug 2023

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

332 MCGLONE ROAD DROUIN VIC 3818	1360000	05-Jul-23
105 RINGIN ROAD DROUIN SOUTH VIC 3818	1300000	21-Sep-22
2 SHADY CLOSE DROUIN VIC 3818	1340000	21-Aug-23

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: 01 September 2023



332 MCGLONE ROAD DROUIN VIC 3818

Sold Price

^{RS} **1360000** ^{UN}

Sold Date

05-Jul-23

4 2 7

Distance

1.77km



105 RINGIN ROAD DROUIN SOUTH VIC 3818

Sold Price

1300000

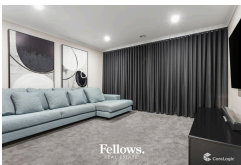
Sold Date

21-Sep-22

4 2 6

Distance

4.24km



2 SHADY CLOSE DROUIN VIC 3818

Sold Price

^{RS} **1340000**

Sold Date

21-Aug-23

5 2 9

Distance

2.63km

RS = Recent sale

UN = Undisclosed Sale

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