Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
12 RIPPLEBROOK COURT DROUIN VIC 3818						
	c.gov.aı	u/underquoting	(*D€	elete single price	e or range as	applicable)
		or range between		\$1,089,000	&	\$1,195,000
pplicable)						
\$620,000	Property type		l	House	Suburb	Drouin
01 Nov 2022	to 31 Oct 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						
	pplicable) \$620,000 01 Nov 2022 sales (*Delete A properties sold with nt's representative of the sales (*Delete A properties sold with the sales (*Delete	pplicable) \$620,000 Prop 12 Nov 2022 to sales (*Delete A or B to properties sold within five-nt's representative consider.	22 RIPPLEBROOK COURT DROU 22 see consumer.vic.gov.au/underquoting 23 or range 24 between 25 pplicable) 26 \$620,000 Property type 27 \$1 Oct 202 28 sales (*Delete A or B below as approperties sold within five kilometres of the order of	2 RIPPLEBROOK COURT DROUIN to see see consumer.vic.gov.au/underquoting (*Decorporation or range between see between seed to see the seed of the properties sold within five kilometres of the properties within five kilometres w	2 RIPPLEBROOK COURT DROUIN VIC 3818 2 See see consumer.vic.gov.au/underquoting (*Delete single price or range between \$1,089,000 3 pplicable) 4 Property type House 4 O1 Nov 2022 to 31 Oct 2023 Source sales (*Delete A or B below as applicable) 5 properties sold within five kilometres of the property for sale int's representative considers to be most comparable to the price of the property for sale in the property of the property for sale in the property for sale	the see consumer.vic.gov.au/underquoting (*Delete single price or range as or range steween \$1,089,000 & pplicable) \$620,000 Property type House Suburb 01 Nov 2022 to 31 Oct 2023 Source (sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last 18 or representative considers to be most comparable to the property for sale

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: 14 November 2023



В*