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

13 HARMON DRIVE DROUIN VIC 3818

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	3000 000	&	\$595,000	
Median sale price (*Delete house or unit as applicable)						
Median Price	\$625,000	Property type	House	Suburb	Drouin	

31 Dec 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2023

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.

to

Address of comparable property	Price	Date of sale
21 HARMON DRIVE DROUIN VIC 3818	\$583,000	13-Nov-23
23 CARBINE COURT DROUIN VIC 3818	\$573,000	06-Nov-23
20 AJAX STREET DROUIN VIC 3818	\$600,000	05-Oct-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: 30 January 2024



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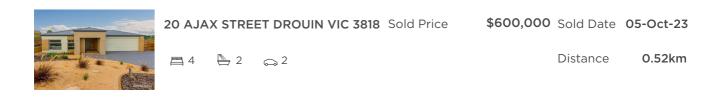
Declan Pepping M 0456 250 009 E declan.pepping@obre.com.au



21 HARMON DRIVE DROUIN VIC 3818		Sold Price	^{RS} \$583,000	Sold Date	13-Nov-23	
E 4	2	⇔ -			Distance	0.07km



23 CARBINE COURT DROUIN VIC 3818	Sold Price	\$573,000 Sold Date 06-Nov-23
📇 4 🕒 2 🞧 2		Distance 0.29km



RS = Recent sale UN = Undisclosed Sale

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