

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

155 WALTON ROAD 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

\$4,850,000

&

\$5,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Other

Suburb

Drouin

Period-from

01 Dec 2022

to

30 Nov 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

WALTON ROAD DROUIN VIC 3818	\$775,000	07-Sep-22
5 QUENTIN COURT DROUIN VIC 3818	-	02-Aug-22
54 FISHER ROAD DROUIN WEST VIC 3818	\$1,900,000	16-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: 05 December 2023



WALTON ROAD DROUIN VIC 3818

Sold Price

\$775,000

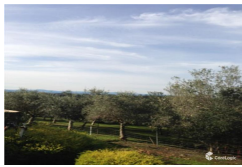
Sold Date

07-Sep-22

- -

Distance

1.48km



5 QUENTIN COURT DROUIN VIC 3818

Sold Price

- Sold Date **02-Aug-22**

3 1 13

Distance

3.11km



54 FISHER ROAD DROUIN WEST VIC 3818

Sold Price ^{RS} **\$1,900,000** ^{UN}

Sold Date

16-Oct-23

4 2 2

Distance

3.62km



170 OLD TELEGRAPH ROAD JINDIVICK VIC 3818

Sold Price

- Sold Date **07-Apr-23**

- - -

Distance

4.45km



18 JAMIESONS ROAD DROUIN WEST VIC 3818

Sold Price

Sold Date

17-Nov-22

- - -

Distance

4.78km



284 LONGWARRY ROAD DROUIN VIC 3818

Sold Price

\$12,540,000

Sold Date

19-Aug-22

- 1 -

Distance

4.68km

RS = Recent sale

UN = Undisclosed Sale

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50 MORTON ROAD DROUIN EAST Sold Price
VIC 3818

 3  -  -

- Sold Date **20-Jul-23**

Distance **4.48km**

RS = Recent sale

UN = Undisclosed Sale

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