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

	17	MAIN	NEERIM	ROAD	DROUIN	VIC 3818	3
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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	′ <u></u> ∖	&	\$640,000
Median sale price (*Delete house or unit as ap					
Median Price	\$617,000	Property type	House	Suburb	Drouin

31 May 2024

Source

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

01 Jun 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	
22 WOOD STREET DROUIN VIC 3818	\$665,000	20-Mar-24	
2 CHURCH STREET DROUIN VIC 3818	\$680,000	04-Apr-24	
1 MOE STREET DROUIN VIC 3818	\$625,000	26-May-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: 21 June 2024



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consumer.vic.gov.au

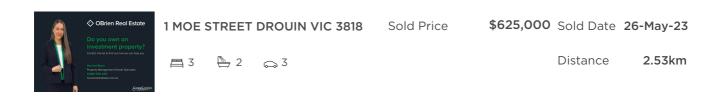


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Harcourts	22 WOOD STREET DROUIN VIC 3818 ☐ 4 ⓑ 2 ↔ 4	Sold Price	\$665,000	Sold Date Distance	20-Mar-24 0.91km
	2 CHURCH STREET DROUIN VIC 3818	Sold Price	\$680,000	Sold Date	04-Apr-24
	🚍 3 🏷 1 🞧 3			Distance	2.04km



RS = Recent sale UN = Undisclosed Sale

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