

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

7/13 WOOD STREET 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

\$455,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Drouin

Period-from

01 Aug 2022

to

31 Jul 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

7/34 LONGWARRY ROAD DROUIN VIC 3818	\$467,000	26-May-23
4/165 PRINCES WAY DROUIN VIC 3818	\$500,000	18-Nov-22
3/12 PARK VIEW ROAD DROUIN VIC 3818	\$450,000	31-Jul-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.~~

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Brittany Hotchkin

M 0438 748 181

E brittany.hotchkin@obre.com.au



7/34 LONGWARRY ROAD DROUIN VIC 3818

Sold Price

\$467,000

Sold Date

26-May-23

2 1 1

Distance

0.62km



4/165 PRINCES WAY DROUIN VIC 3818

Sold Price

\$500,000

Sold Date

18-Nov-22

2 1 1

Distance

0.46km



3/12 PARK VIEW ROAD DROUIN VIC 3818

Sold Price

^{RS} **\$450,000**

Sold Date

31-Jul-23

2 1 1

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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