

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

9 BULN BULN 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Drouin

Period-from

01 May 2023

to

30 Apr 2024

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

2/2 HOPETOUN ROAD DROUIN VIC 3818	\$400,000	30-Jan-24
2/8 HOPETOUN ROAD DROUIN VIC 3818	\$407,500	10-May-24
6/30 YOUNG STREET DROUIN VIC 3818	\$410,000	22-Dec-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: 22 May 2024

Daniel Sheehan
 P 03 5623 6466
 M 0407 577 447
 E daniel.sheehan@obrienrealestate.com.au



2/2 HOPETOUN ROAD DROUIN VIC Sold Price **\$400,000** Sold Date **30-Jan-24**
3818
 Distance **0.01km**

2 1 1



2/8 HOPETOUN ROAD DROUIN VIC Sold Price ^{RS} **\$407,500** Sold Date **10-May-24**
3818
 Distance **0.07km**

2 1 1



6/30 YOUNG STREET DROUIN VIC Sold Price **\$410,000** Sold Date **22-Dec-23**
3818
 Distance **0.25km**

2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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