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 or locality and postcode	2 Lampard Road, Drouin Vic 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,100,000

Median sale price

Median price $325,000 Property Type Vacant land Suburb Drouin

Period - From 23/10/2022 to 22/10/2023 Source REIV

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 eighteen 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
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on: 23/10/2023 17:48

2 Lampard Road, Drouin Vic 3818



-

Property Type:
Agent Comments

Indicative Selling Price
$1,100,000
Median Land Price
23/10/2022 - 22/10/2023: $325,000

Comparable Properties

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 eighteen months.

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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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 or locality and postcode	4 Lampard Road, Drouin Vic 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $660,000

Median sale price

Median price $635,000 Property Type House Suburb Drouin

Period - From 01/01/2023 to 31/12/2023 Source REIV

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
1	3 Park St DROUIN 3818	$675,000	22/08/2023
2	35 Lampard Rd DROUIN 3818	$640,000	07/10/2023
3	13 Hearn St DROUIN 3818	$631,000	21/09/2023

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: 15/02/2024 12:55

4 Lampard Road, Drouin Vic 3818



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 911 sqm approx

Agent Comments

Indicative Selling Price
$660,000
Median House Price
Year ending December 2023: $635,000

Comparable Properties



3 Park St DROUIN 3818 (REI/VG)

4 2 4

Price: $675,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 950 sqm approx

Agent Comments



35 Lampard Rd DROUIN 3818 (REI/VG)

4 1 2

Price: $640,000
Method: Private Sale
Date: 07/10/2023
Property Type: House
Land Size: 1010 sqm approx

Agent Comments



13 Hearn St DROUIN 3818 (REI)

4 2 2

Price: $631,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 959 sqm approx

Agent Comments

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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 or locality and postcode	6 Lampard Road, Drouin Vic 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $660,000

Median sale price

Median price $635,000 Property Type House Suburb Drouin

Period - From 01/01/2023 to 31/12/2023 Source REIV

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
1	9 Grant St DROUIN 3818	$685,000	14/09/2022
2	2 Harper St DROUIN 3818	$660,000	20/07/2023
3	32 Calway St DROUIN 3818	$610,000	08/05/2023

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: 15/02/2024 12:51

6 Lampard Road, Drouin Vic 3818



3 1 1

Rooms: 4
Property Type: House
Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price
$660,000
Median House Price
Year ending December 2023: $635,000

Comparable Properties



9 Grant St DROUIN 3818 (REI/VG)

3 2 2

Price: $685,000
Method: Private Sale
Date: 14/09/2022
Property Type: House
Land Size: 830 sqm approx

Agent Comments



2 Harper St DROUIN 3818 (REI/VG)

3 2 6

Price: $660,000
Method: Private Sale
Date: 20/07/2023
Property Type: House
Land Size: 995 sqm approx

Agent Comments



32 Calway St DROUIN 3818 (REI/VG)

3 2 2

Price: $610,000
Method: Private Sale
Date: 08/05/2023
Property Type: House
Land Size: 972.77 sqm approx

Agent Comments

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