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	35 ILLAWARRA BOULEVARD 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$609,000	Property type	House	Suburb	Drouin
Period-from	01 Oct 2023	to	30 Sep 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
8 CLOVERLEAF CRESCENT DROUIN VIC 3818	$718,000	07-Aug-24
17 ORCHARD COURT DROUIN VIC 3818	$700,000	14-Oct-24
5 SILVERTOWN ROAD DROUIN VIC 3818	$700,000	17-Aug-24

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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8 CLOVERLEAF CRESCENT DROUIN VIC 3818

4 2 2

Sold Price RS $718,000 Sold Date 07-Aug-24

Distance 1.09km



17 ORCHARD COURT DROUIN VIC 3818

4 2 2

Sold Price RS $700,000 Sold Date 14-Oct-24

Distance 2.53km



5 SILVERTOWN ROAD DROUIN VIC 3818

4 2 2

Sold Price $700,000 Sold Date 17-Aug-24

Distance 3.45km

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

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