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	2 JANE COURT 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$606,250	Property type	House	Suburb	Drouin
Period-from	01 Nov 2023	to	31 Oct 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
3 EUCALYPT COURT DROUIN VIC 3818	$640,000	26-Jul-24
22 WOOD STREET DROUIN VIC 3818	$665,000	20-Mar-24
90 CHURCH STREET DROUIN VIC 3818	$635,535	05-Feb-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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3 EUCALYPT COURT DROUIN VIC 3818

2 2 2

Sold Price **$640,000** Sold Date **26-Jul-24**

Distance **0.27km**



22 WOOD STREET DROUIN VIC 3818

4 2 4

Sold Price **$665,000** Sold Date **20-Mar-24**

Distance **0.9km**



90 CHURCH STREET DROUIN VIC 3818

4 2 2

Sold Price **$635,535** Sold Date **05-Feb-24**

Distance **0.98km**

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

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