

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

11 PRINCES AVENUE 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,500

Property type

Land

Suburb

Drouin

Period-from

01 Jun 2022

to

31 May 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

56 PALLADIUM BOULEVARD DROUIN VIC 3818	\$392,000	22-Apr-22
7 LANTANA AVENUE WARRAGUL VIC 3820	\$380,000	01-May-22

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 June 2023



**56 PALLADIUM BOULEVARD
DROUIN VIC 3818**

- - -

Sold Price

\$392,000

Sold Date

22-Apr-22

Distance

3.97km



**7 LANTANA AVENUE WARRAGUL
VIC 3820**

4 2 2

Sold Price

\$380,000

Sold Date

01-May-22

Distance

4.07km

RS = Recent sale

UN = Undisclosed Sale

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