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	10 ADIANTUM 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	$285,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Other	Suburb	Drouin
Period-from	01 Oct 2022	to	30 Sep 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
51 HARMON DRIVE DROUIN VIC 3818	$275,000	23-Aug-23
31 ILLAWARRA BOULEVARD DROUIN VIC 3818	$285,000	29-Sep-22
19 SIMMENTAL STREET DROUIN VIC 3818	$300,000	17-Jan-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: 11 October 2023

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51 HARMON DRIVE DROUIN VIC 3818

- - 2

Sold Price **$275,000** Sold Date **23-Aug-23**

Distance **2.36km**



31 ILLAWARRA BOULEVARD DROUIN VIC 3818

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Sold Price **$285,000** Sold Date **29-Sep-22**

Distance **1.11km**



19 SIMMENTAL STREET DROUIN VIC 3818

- - -

Sold Price **$300,000** Sold Date **17-Jan-23**

Distance **1.16km**

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

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