

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 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

\$295,000

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

31 ILLAWARRA BOULEVARD DROUIN VIC 3818	\$285,000	29-Sep-22
22 ILLAWARRA BOULEVARD DROUIN VIC 3818	\$300,000	12-Aug-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

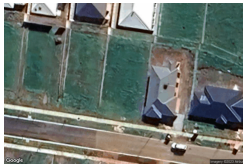

**31 ILLAWARRA BOULEVARD
DROUIN VIC 3818**
 -  -  -

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

 Distance **1.11km**

**22 ILLAWARRA BOULEVARD
DROUIN VIC 3818**
 -  -  -

 Sold Price **\$300,000** Sold Date **12-Aug-22**

 Distance **1.17km**

**19 SIMMENTAL STREET DROUIN
VIC 3818**
 -  -  -

Sold Price

 Sold Date **17-Jan-23**

 Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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