

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

4 Empire 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

or range
between

\$930,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,750

Property type

House

Suburb

Drouin

Period-from

01 Apr 2020

to

31 Mar 2021

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

4 Silverwood Drive Warragul VIC 3820	\$858,000	18-Mar-20
55 Grange Crescent Warragul VIC 3820	\$870,000	05-Feb-21
59 Grange Crescent Warragul VIC 3820	\$870,000	17-Jul-20

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: 01 April 2021

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4 Silverwood Drive Warragul VIC 3820

Sold Price

\$858,000

Sold Date

18-Mar-20

 5

 3

 3

Distance

5.18km



55 Grange Crescent Warragul VIC 3820

Sold Price

^{RS} **\$870,000** ^{UN}

Sold Date

05-Feb-21

 4

 2

 4

Distance

5.55km



59 Grange Crescent Warragul VIC 3820

Sold Price

\$870,000

Sold Date

17-Jul-20

 4

 2

 2

Distance

5.55km



1 Wattleglade Avenue Warragul VIC 3820

Sold Price

\$847,500

Sold Date

19-Jan-21

 4

 2

 2

Distance

5.7km

RS = Recent sale

UN = Undisclosed Sale

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