

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

12 Palm Square 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,555

Property type

House

Suburb

Drouin

Period-from

01 Jan 2021

to

31 Dec 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

7 Bateson Court Drouin VIC 3818	\$615,000	14-Dec-21
66 Cook Street Drouin VIC 3818	\$611,500	21-Dec-21
6 Terracini Court Drouin VIC 3818	\$670,000	23-Dec-21

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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7 Bateson Court Drouin VIC 3818

Sold Price

^{RS} **\$615,000** ^{UN}

Sold Date

14-Dec-21

 4  2  2

Distance

1.79km



66 Cook Street Drouin VIC 3818

Sold Price

^{RS} **\$611,500** ^{UN}

Sold Date

21-Dec-21

 4  2  2

Distance

1.94km



6 Terracini Court Drouin VIC 3818

Sold Price

^{RS} **\$670,000** ^{UN}

Sold Date

23-Dec-21

 3  2  2

Distance

2.2km

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

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