

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 RIVENDALE CRESCENT 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

\$570,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Drouin

Period-from

01 Oct 2023

to

30 Sep 2024

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

2 DIAMOND STREET DROUIN VIC 3818	580000	06-Jul-24
44 SUMMERHILL BOULEVARD DROUIN VIC 3818	600000	01-May-24
42 SPRINGWATER DRIVE DROUIN VIC 3818	595000	20-Sep-24

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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2 DIAMOND STREET DROUIN VIC 3818

Sold Price

580000

Sold Date

06-Jul-24

 3

 2

 2

Distance

1.49km



44 SUMMERHILL BOULEVARD DROUIN VIC 3818

Sold Price

600000

Sold Date

01-May-24

 3

 2

 2

Distance

1.84km



42 SPRINGWATER DRIVE DROUIN VIC 3818

Sold Price

^{RS} **595000**

Sold Date

20-Sep-24

 4

 2

 2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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