

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

1/5 KARRALA COURT 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Drouin

Period-from

01 Mar 2024

to

28 Feb 2025

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 LAWRENCE ROAD DROUIN VIC 3818	\$595,000	13-Dec-23
20 BUSCOMBE CRESCENT DROUIN VIC 3818	\$595,000	29-Nov-23
31 COOK STREET DROUIN VIC 3818	\$607,500	30-May-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: 15 March 2025

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4 LAWRENCE ROAD DROUIN VIC 3818

3 2 2

Sold Price

\$595,000

Sold Date

13-Dec-23

Distance

0.84km



20 BUSCOMBE CRESCENT DROUIN VIC 3818

3 2 2

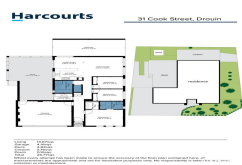
Sold Price

Sold Date

29-Nov-23

Distance

0.98km



31 COOK STREET DROUIN VIC 3818

3 2 2

Sold Price

\$607,500

Sold Date

30-May-23

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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