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 HELEN STREET 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	$240,000	&	$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Commercial	Suburb	Drouin
Period-from	01 May 2024	to	30 Apr 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
12 ADIANTUM ROAD DROUIN VIC 3818	$295,000	14-Nov-24
9 HILLCREST ROAD DROUIN VIC 3818	$279,000	30-Jan-25
LOT 110 BELL HEATHER BOULEVARD WARRAGUL VIC 3820	$265,000	24-Mar-25

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: 14 May 2025

OBrien Real Estate

Clare Rocke
M 0400445886
E clare.rocke@clarkre.com.au

12 ADIANTUM ROAD DROUIN VIC 3818

4 2 2

Sold Price **$295,000** Sold Date **14-Nov-24**

Distance **1.47km**

9 HILLCREST ROAD DROUIN VIC 3818

1 1 -

Sold Price **$279,000** Sold Date **30-Jan-25**

Distance **2.57km**

LOT 110 BELL HEATHER BOULEVARD WARRAGUL VIC 3820

4 2 2

Sold Price **$265,000** Sold Date **24-Mar-25**

Distance **7.85km**

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

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