

## 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 CLANCY COURT DROUIN VIC 3818
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### 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	\$1,790,000	&	\$1,890,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$620,000	Property type	House	Suburb	Drouin
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

### 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
22 ROBIN HOOD WAY DROUIN VIC 3818	\$1,600,000	03-Dec-24
36 AMBERLY DRIVE DROUIN VIC 3818	\$1,600,000	14-Apr-25
18 SETTLERS RISE DROUIN VIC 3818	\$1,510,000	29-Jul-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.

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**22 ROBIN HOOD WAY DROUIN VIC 3818**

6 5 9

**\$1,600,000** Sold Date **03-Dec-24**

Distance **1.9km**



**36 AMBERLY DRIVE DROUIN VIC 3818**

7 5 5

Sold Date **14-Apr-25**

Distance **1.29km**



**18 SETTLERS RISE DROUIN VIC 3818**

4 2 8

Sold Price **\$1,510,000** Sold Date **29-Jul-25**

Distance **2.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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