

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

2/124 BARRANDS LANE DRYSDALE VIC 3222

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

\$585,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,750

Property type

Land

Suburb

Drysdale

Period-from

01 Sep 2021

to

31 Aug 2022

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

1/11 FAIRVIEW COURT DRYSDALE VIC 3222	\$602,000	08-Mar-22
2/30 ERNSTINE WAY DRYSDALE VIC 3222	\$575,000	11-Jul-22
3/71 HIGH STREET DRYSDALE VIC 3222	\$640,000	20-Apr-22

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: 21 September 2022

**1/11 FAIRVIEW COURT DRYSDALE
VIC 3222**

Sold Price

\$602,000

Sold Date

08-Mar-22

2

1

2

Distance

0.87km**2/30 ERNSTINE WAY DRYSDALE
VIC 3222**

Sold Price

^{RS} **\$575,000**

Sold Date

11-Jul-22

3

2

1

Distance

0.73km**3/71 HIGH STREET DRYSDALE VIC
3222**

Sold Price

\$640,000

Sold Date

20-Apr-22

2

-

-

Distance

0.74km**RS** = Recent sale**UN** = Undisclosed Sale

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