

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/68 Newcombe Street,  
DRYSDALE 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$439,000 - \$479,000**

### Median sale price

Median **House** for **DRYSDALE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$380,050**

### Comparable property sales

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 the most comparable to the property for sale.

**81 Collins Street,**  
Drysdale 3222

**Price \$460,000** Sold 04  
April 2019

**7 Achilpa Avenue,**  
Clifton Springs 3222

**Price \$459,000** Sold 28  
March 2019

**25 Caraolanne Drive,**  
Drysdale 3222

**Price \$457,500** Sold 26  
February 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

2 baths

2 parking

**Team 3222 Pty Ltd t/as  
Hayeswinckle Agent**

Shop 5, 8 High Street,  
Drysdale VIC 3222

### Contact agents



**David Woods**

03 529 73888

0411 419 436

[david.woods@hayeswinckle.com.au](mailto:david.woods@hayeswinckle.com.au)



**Janet Atkins**

03 529 73888

0438849 740

[janet.atkins@hayeswinckle.com.au](mailto:janet.atkins@hayeswinckle.com.au)