



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

71 High 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 \$549,000 - \$579,000**

### Median sale price

Median **House** for **DRYSDALE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$490,000**

### 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.

**34 High Street,**  
Drysdale 3222

**Price \$537,000** Sold 17  
February 2018

**10 Fairview Court,**  
Drysdale 3222

**Price \$622,500** Sold 21  
December 2018

**18 Newcombe Street,**  
Drysdale 3222

**Price \$570,000** Sold 09  
October 2017

### 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

1 baths

1 parking

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

Shop 5, 8 High Street,  
Drysdale VIC 3222

### Contact agents



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