

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

16 James Court, Drysdale

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

\$ 780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$480,000

*House

X

*Unit

Suburb
or locality

Drysdale

Period - From

Jan 2018

to

Aug 2018

Source

RP data

Comparable property sales

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. 48-54 Whitcombes Road, Drysdale	\$815,000	27 Sept 2018
2. 50 Coolangatta Road, Clifton Springs	\$702,500	15 Aug 2018
3. 9 Macauley Drive, Drysdale	\$750,000	26 June 2018

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.