

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

9 Eastwood Crescent 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

\$535,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

House

Suburb

Drysdale

Period-from

01 Sep 2018

to

31 Aug 2019

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

69 Barrands Lane Drysdale VIC 3222	\$529,000	10-Oct-18
14 Macauley Way Drysdale VIC 3222	\$615,000	26-Feb-19
16 Marsh Court Drysdale VIC 3222	\$620,000	06-Jul-18

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: 16 September 2019



69 Barrands Lane Drysdale VIC 3222

4 2 2

Sold Price

\$529,000

Sold Date

10-Oct-18

Distance

0.2km



14 Macauley Way Drysdale VIC 3222

4 2 2

Sold Price

\$615,000

Sold Date

26-Feb-19

Distance

0.37km



16 Marsh Court Drysdale VIC 3222

4 2 2

Sold Price

\$620,000

Sold Date

06-Jul-18

Distance

0.4km



16 Bayvista Parade Drysdale VIC 3222

4 2 2

Sold Price

\$578,000

Sold Date

17-May-19

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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