

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

3/53-55 Wyndham Street 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

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Drysdale

Period-from

01 Aug 2020

to

31 Jul 2021

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

4/53-55 Wyndham Street Drysdale VIC 3222	\$460,000	08-Jun-21
2/18 Carolanne Drive Drysdale VIC 3222	\$420,000	26-May-21
52 Wyndham Street Drysdale VIC 3222	\$460,000	13-Jan-21

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: 12 August 2021

**4/53-55 Wyndham Street Drysdale
VIC 3222**

2 1 2

Sold Price

\$460,000

Sold Date

08-Jun-21

Distance

0.02km**2/18 Carolanne Drive Drysdale VIC
3222**

2 1 1

Sold Price

\$420,000

Sold Date

26-May-21

Distance

0.39km**52 Wyndham Street Drysdale VIC
3222**

2 1 2

Sold Price

\$460,000

Sold Date

13-Jan-21

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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