

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 11 Humber Way, DRYSDALE 3222

### Indicative selling price

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

**Range \$625,000 - \$665,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$585,000**

### 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.

**8 Bayvista Parade,**  
Drysdale 3222

**Price \$695,000** Sold 06  
August 2019

**13 De Burgh Road,**  
Drysdale 3222

**Price \$649,000** Sold 20  
February 2019

**6 Ryan Court,**  
Drysdale 3222

**Price \$685,000** Sold 08  
February 2019

This Statement of Information was prepared on 21st Oct 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

4 beds

2 baths

2 parking

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

Shop 5, 8 High Street,  
Drysdale VIC 3222

### Contact agents



**Grace Borg**

03 529 73888  
0416 646 047

[grace.borg@hayeswinckle.com.au](mailto:grace.borg@hayeswinckle.com.au)



**Michaela Miller**

03 529 73888  
0412 461 195

[michaela.miller@hayeswinckle.com.au](mailto:michaela.miller@hayeswinckle.com.au)

**[hayeswinckle]**