

Statement of Information

Sections 47AF of the Estate Agents Act 1980

50 Newcombe Street,
DRYSDALE 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$470,000 - \$500,000

Median sale price

Median **House** for **DRYSDALE** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$1,534,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

121 Barrands Lane,
Drysdale 3222

Price \$460,000 Sold 30
January 2018

21 The Glen,
Drysdale 3222

Price \$485,000 Sold 27
September 2017

2 Cullen Court,
Drysdale 3222

Price \$490,000 Sold 08
December 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

2 baths

2 parking

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

18/15 Hancock Street,
Drysdale VIC 3222

Contact agents



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