

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

4 Vron Place 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

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,250

Property type

House

Suburb

Drysdale

Period-from

01 Mar 2019

to

29 Feb 2020

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

18 Marsh Court Drysdale VIC 3222	\$685,000	22-Nov-19
12 Bayvista Parade Drysdale VIC 3222	\$692,500	20-Sep-19
12 Parkway Place Clifton Springs VIC 3222	\$700,000	22-May-19

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: 13 March 2020



18 Marsh Court Drysdale VIC 3222

Sold Price

\$685,000

Sold Date

22-Nov-19



3



2



2

Distance

0.21km



12 Bayvista Parade Drysdale VIC 3222

Sold Price

\$692,500

Sold Date

20-Sep-19



4



2



2

Distance

0.56km



12 Parkway Place Clifton Springs VIC 3222

Sold Price

\$700,000

Sold Date

22-May-19



4



3



2

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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