

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 or
locality and postcode

4 Dryden Place, Sale Vic 3850

Indicative selling price

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

Single price

\$535,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/04/2023

to

30/06/2023

Source

REIV

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
1	4 Woodburne Dr SALE 3850	\$541,000	15/12/2022
2	11 Kylie Ct SALE 3850	\$540,000	22/11/2022
3	10 Krista Ct SALE 3850	\$529,000	01/09/2022

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:

25/08/2023 15:10



 4  2  2

Rooms: 7

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



4 Woodburne Dr SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$541,000

Method: Private Sale

Date: 15/12/2022

Property Type: House

Land Size: 826 sqm approx



11 Kylie Ct SALE 3850 (VG)

Agent Comments

 3  -  -

Price: \$540,000

Method: Sale

Date: 22/11/2022

Property Type: House (Res)

Land Size: 815 sqm approx



10 Krista Ct SALE 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$529,000

Method: Private Sale

Date: 01/09/2022

Property Type: House

Land Size: 978 sqm approx