

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

131-139 McKiernan 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

\$1,170,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,250

Property type

Other

Suburb

Drysdale

Period-from

01 Oct 2019

to

30 Sep 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

180 Andersons Road Drysdale VIC 3222	\$1,150,000	06-Aug-18
184-194 Princess Street Drysdale VIC 3222	\$1,050,000	26-Mar-18
6-10 Campbell Street Curlewis VIC 3222	\$1,140,000	13-Jul-20

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: 27 October 2020



180 Andersons Road Drysdale VIC 3222

Sold Price

\$1,150,000

Sold Date

06-Aug-18



4



2



12

Distance

0.45km



184-194 Princess Street Drysdale VIC 3222

Sold Price

\$1,050,000

Sold Date

26-Mar-18



4



2



2

Distance

0.57km



6-10 Campbell Street Curlewis VIC 3222

Sold Price

^{RS} **\$1,140,000** ^{UN}

Sold Date

13-Jul-20



3



2



5

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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