

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

6 Ernstine Way 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

or range
between

\$699,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Drysdale

Period-from

01 Mar 2020

to

28 Feb 2021

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
11 Serene Terrace Drysdale VIC 3222	\$742,000	22-Dec-20
20 Tranquil Terrace Drysdale VIC 3222	\$736,000	15-Dec-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: 22 March 2021



18 Marsh Court Drysdale VIC 3222

Sold Price

\$685,000

Sold Date

22-Nov-19



4



2



2

Distance

0.56km



11 Serene Terrace Drysdale VIC 3222

Sold Price

\$742,000

Sold Date

22-Dec-20



4



2



2

Distance

1.15km



20 Tranquil Terrace Drysdale VIC 3222

Sold Price

\$736,000

Sold Date

15-Dec-20



4



2



2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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