

## 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

12 Newfields Drive Drysdale VIC 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Drysdale

Period-from

01 May 2019

to

30 Apr 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

45 Heritage Mews Drysdale VIC 3222	\$497,500	09-May-20
5 Conder Parade Clifton Springs VIC 3222	\$522,500	01-Jan-20
22 Border Collie Close Curlewis VIC 3222	\$510,000	19-Mar-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: 21 May 2020

<b>AVAILABLE TO VIEW BY PRIVATE INSPECTION</b>	<b>45 Heritage Mews Drysdale VIC 3222</b>	Sold Price	<sup>RS</sup> <b>\$497,500</b>	Sold Date <b>09-May-20</b>
Get in touch with the agent below, and book in a private inspection today.	 4  2  2	Distance	<b>1.1km</b>	
<small>We are now your property</small> <b>Stockdale &amp; Leggo</b>				

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	<b>5 Conder Parade Clifton Springs VIC 3222</b>	Sold Price	<b>\$522,500</b>	Sold Date <b>01-Jan-20</b>
	 2  2  2	Distance	<b>1.88km</b>	
				

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	<b>22 Border Collie Close Curlewis VIC 3222</b>	Sold Price	<sup>RS</sup> <b>\$510,000</b>	Sold Date <b>19-Mar-20</b>
	 4  2  2	Distance	<b>2.17km</b>	
				

RS = Recent sale

UN = Undisclosed Sale

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