



# Statement of Information

Sections 47AF of the Estate Agents Act 1980

## 11-12 Peppermint Grove, DRYSDALE 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$739,000**

### Median sale price

Median **House** for **DRYSDALE** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$480,000**

### Comparable property sales

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 the most comparable to the property for sale.

**17 Marsh Crt,**  
Drysdale 3222

**Price \$1,200,000** Sold 30  
October 2017

**48 Whitcombes Rd,**  
Drysdale 3222

**Price \$815,000** Sold 27  
September 2018

**11 Princess St,**  
Drysdale 3222

**Price \$800,000** Sold 01 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

2/318 Pakington Street,  
Newtown VIC 3220

### Contact agents



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