

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/28 Carolanne Drive 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

\$367,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,100

*House

*Unit

X

Suburb

Drysdale

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

6/61-63 Wyndham Street Drysdale VIC 3222	\$366,000	16-Nov-18
1/17 Tony Street Drysdale VIC 3222	\$380,000	08-Oct-18
3/14-16 Kimberley Avenue Drysdale VIC 3222	\$380,000	12-Sep-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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6/61-63 Wyndham Street Drysdale VIC 3222

Sold Price

\$366,000

Sold Date

16-Nov-18

2

1

1

Distance

0.57km



1/17 Tony Street Drysdale VIC 3222

Sold Price

\$380,000

Sold Date

08-Oct-18

2

1

1

Distance

0.11km



3/14-16 Kimberley Avenue Drysdale VIC 3222

Sold Price

Sold Date

12-Sep-18

2

1

1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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