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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

36 Dryden Place Sale VIC 3850

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$339,000

Median Sale Price

\$295,000 Houses in Sale between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.

	40 Dryden Place Sale VIC 3850	Sold Price	\$340,000	Sold Date	08-Dec-17
	 4  2  2			Distance	0.04km
	24 Speechley Court Sale VIC 3850	Sold Price		Sold Date	02-Jul-18
	 4  2  2			Distance	0.54km
	9 Kylie Court Sale VIC 3850	Sold Price	\$330,000	Sold Date	09-Aug-18
	 3  2  2			Distance	0.61km

RS = Recent sale

UN = Undisclosed Sale

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