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

38 Newfields 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	\$650,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$580,000	Prop	erty type		House	Suburb	Drysdale
Period-from	01 Dec 2019	to	30 Nov 2	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
15 Platinum Avenue Drysdale VIC 3222	\$680,000	20-Oct-20
13 Humber Way Drysdale VIC 3222	\$645,000	28-Apr-20
80 Coriyule Road Curlewis VIC 3222	\$645,000	10-Jul-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: 10 December 2020



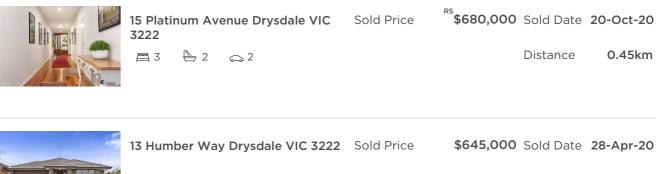
consumer.vic.gov.au



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Distance 1.18km



80 Coriyule Road Curlewis VIC 3222	Sold Price	Sold Date	10-Jul-20
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RS = Recent sale UN = Undisclosed Sale

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