



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**45 Stonebridge Road,  
DRYSDALE 3222**

House

4 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$460,000 - \$490,000**

### Median sale price

Median **House** for **DRYSDALE** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$456,000**

### 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.

**9 Leonard Drive,**  
Drysdale 3222

**Price \$485,000** Sold 02  
November 2017

**41 Stonebridge Road,**  
Drysdale 3222

**Price \$493,000** Sold 20  
October 2017

**11 Waterhaven Blvd,**  
Drysdale 3222

**Price \$510,000** Sold 31  
March 2017

### 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.

### Contact agents



**Grace Borg**

03 529 73888  
0416646047

[grace.borg@hayeswinckle.com.au](mailto:grace.borg@hayeswinckle.com.au)



**Janet Atkins**

03 529 73888  
0438849740

[janet.atkins@hayeswinckle.com.au](mailto:janet.atkins@hayeswinckle.com.au)

**[ hayeswinckle ]**