

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

45 Newcombe Street, Drysdale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*

or range between \$890,000

&

\$950,000

Median sale price

Median price \$764,500

Property type

Residential house

Suburb

Drysdale

Period - From

February
2022

to

February
2023

Source

Realestate.com.au

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.

88 Princess Street, Drysdale	\$880,000	29.10.22
28-30 Newcombe Street, Drysdale	\$955,000	1.10.22
86 Princess Street, Drysdale	\$850,000	19.08.22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 16/02/2023