

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 or
locality and postcode

1.32 Newcombe Street, Drysdale Vic 3222

Indicative selling price

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

Range between

\$550,000

&

\$580,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Drysdale

Period - From

19/03/2024

to

18/03/2025

Source

Property Data

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
1	50 Wyndham St DRYSDALE 3222	\$585,000	23/09/2024
2	1/11 Fairview Ct DRYSDALE 3222	\$620,000	14/06/2024
3	2/68-70 Newcombe St DRYSDALE 3222	\$582,000	11/02/2024

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:

19/03/2025 09:40