

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

11 Serene Terrace, Drysdale, Victoria 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 \$* or range between \$700,000 & \$770,000

Median sale price

Median price \$610,000 Property type House Suburb Drysdale

Period - From Nov 2019 to Nov 2020 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.

Address of comparable property	Price	Date of sale
1. 5 O Keefe Court Drysdale	\$787,000	14.10.2020
2. 1 Heritage Mews Drysdale	\$739,000	06.10.2020
3. 9 Humber Way Drysdale	\$729,000	22.01.2020

This Statement of Information was prepared on: 30th of November 2020