

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address  
Including suburb or  
locality and postcode

3 Humber Way, Drysdale

## Indicative selling price

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

Single price

or range between

\$580,000

&amp;

\$630,000

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$479,000

\*House

x

\*Unit

Suburb  
or locality

Drysdale

Period - From

01/06/18

to

01/09/18

Source

pricefinder

## 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 most comparable to the property for sale.

## Address of comparable property

## Price

## Date of sale

1. 14 Oakland Drive, Drysdale	\$700,000	06/06/18
2. 16 Marsh Court, Drysdale	\$620,000	18/07/18
3. 23 Eastwood Crescent, Drysdale	\$675,000	31/05/18