STATEMENT OF INFORMATION

Prepared on 19 May 2018

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HOUSE Offered for Sale

38 Stonebridge Road Drysdale VIC 3222

4 2 2

Indicative Selling Price

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

Single Price $485,000

Median Sale Price

$435,000 Houses in Drysdale between May 2017 - Apr 2018

Source: CoreLogic

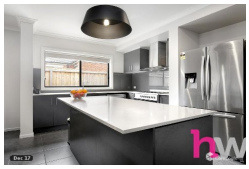
Comparable Property Sales

These are the 3 properties sold within 5 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.



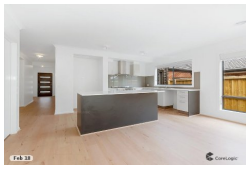
41 Stonebridge Road Drysdale VIC 3222
3 2 2

Sold Price **$493,000** Sold Date **22-Jan-18**
Distance **0.05km**



45 Stonebridge Road Drysdale VIC 3222
4 2 2

Sold Price **$465,000** Sold Date **29-Jan-18**
Distance **0.07km**



55 Stonebridge Road Drysdale VIC 3222
4 2 2

Sold Price **$480,000** Sold Date **20-Feb-18**
Distance **0.11km**

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