

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

565 Founds Road Drysdale

Indicative selling price

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

Single price

\$*

or range between

\$1,189,000

&

\$1,307,000

Median sale price

Median price

\$455,000

*House

*Unit

Suburb
or locality

Drysdale

Period - From

Mar 16

to

Mar 17

Source

Property Data

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

	Address of comparable property	Price	Date of sale
1.	310 Portarlington Road Drysdale	\$1,150,000	Jan 2217
2.	488-494 Wallington Road Wallington	\$1,165,000	19 th Nov 2016
3.	92-240 Ibbotson Street St Leonards	\$1,040,000	3 rd Nov 2016