

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

76 Princess Street, DRYSDALE, VIC, 3222

Indicative selling price

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

Single price

\$

or range between

\$ 575,000

&

\$ 610,000

Median sale price

Median price

\$

House

Unit

Suburb
or locality

DRYSDALE

Period - From

01/03/2017

to

01/03/2018

Source

APM 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

Address of comparable property	Price	Date of sale
20 LACOORA AVENUE, CLIFTON SPRINGS VIC 3222	\$ 480,000	17/05/2017
50 BUNGANOWEE DRIVE, CLIFTON SPRINGS VIC 3222	\$ 405,000	22/08/2017
79 KEWARRA DRIVE, CLIFTON SPRINGS VIC 3222	\$ 305,000	23/03/2017