

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode 18 Platinum Avenue, Drysdale

### 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 \$850,000 & \$910,000

### Median sale price

Median price \$745,000 Property type Residential house Suburb Drysdale

Period - From April 2023 to March 2024 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.

1.	25 Woodville Street, Drysdale	\$905,000	8.03.2024
2.	15 Meadowbrook Terrace, Drysdale	\$930,000	29.05.2023
3.	37 Meadowbrook Terrace, Drysdale	\$835,000	11.10.2023

This Statement of Information was prepared on: 03.04.2024