

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

19 The Glen, Drysdale VIC 3222

### 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

\$695,000

or range between

&

### Median sale price

Median price

\$645,000

Property type

3-bedroom home

Suburb

Drysdale

Period - From

May  
2023

to

April  
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.

**Address of comparable property**

**Price**

**Date of sale**

105 Barrands Lane, Drysdale	\$ 655,000	March 2024
25 Woodville Street, Drysdale	\$ 905,000	March 2024
15 Kimberley Avenue, Drysdale	\$ 765,000	March 2024

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23<sup>rd</sup> May 2024