

## 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 and  
postcode

3/30 ERNSTINE WAY 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

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Drysdale

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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

3/85 COLLINS STREET DRYSDALE VIC 3222	\$525,000	26-May-23
8/128 BARRANDS LANE DRYSDALE VIC 3222	\$515,000	29-Jul-23
1/87 COLLINS STREET DRYSDALE VIC 3222	\$570,000	10-Dec-22

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: 14 September 2023

**3/85 COLLINS STREET DRYSDALE  
VIC 3222**

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Sold Price

RS

**\$525,000**

Sold Date

**26-May-23**

Distance

**0.69km****8/128 BARRANDS LANE  
DRYSDALE VIC 3222**

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Sold Price

**\$515,000**

Sold Date

**29-Jul-23**

Distance

**0.73km****1/87 COLLINS STREET DRYSDALE  
VIC 3222**

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Sold Price

**\$570,000**

Sold Date

**10-Dec-22**

Distance

**0.72km**

RS = Recent sale

UN = Undisclosed Sale

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