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	34-58 Bridge Street, Drysdale Vic 3222

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $745,000 Property Type House Suburb Drysdale

Period - From 01/07/2023 to 30/06/2024 Source REIV

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
1	172-182 Princess St DRYSDALE 3222	$1,670,000	05/04/2024
2	21 Landsdale Ct DRYSDALE 3222	$1,545,000	01/12/2023
3	15-19 Station St DRYSDALE 3222	$1,365,000	05/08/2023

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: 04/10/2024 10:53

34-58 Bridge Street, Drysdale Vic 3222



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Property Type:
Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
Year ending June 2024: $745,000

Comparable Properties



172-182 Princess St DRYSDALE 3222 (REI)

3 1 4

Agent Comments

Price: $1,670,000
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 52678 sqm approx

21 Landsdale Ct DRYSDALE 3222 (VG)

5 - -

Agent Comments

Price: $1,545,000
Method: Sale
Date: 01/12/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4140 sqm approx



15-19 Station St DRYSDALE 3222 (REI)

3 2 3

Agent Comments

Price: $1,365,000
Method: Private Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 4011 sqm approx

Account - Fletchers | P: 5258 2833

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