

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

63B Clifton Springs Road, Drysdale

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$456,000

*House x

Suburb or locality Drysdale

Period - From 1st Oct 2016 to 30th Sep 2017

Source pricefinder

Comparable property sales

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 70 Yarramundi Drive, Clifton Springs	\$350,500	13/10/2017
2 1 Rowe Court, Drysdale	\$365,000	20/04/2017
3 128 Beacon Point Road, Clifton Springs	\$310,000	03/02/2017