

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

10 Fairview Court, Drysdale

Indicative selling price

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

\$649,000

Median sale price

Median price \$449,500 *House x *Unit Suburb or locality Drysdale
 Period - From 1st Apr 2017 to 31st Mar 2018 Source

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
1 206 Country Club Drive, Clifton Springs	\$643,000	24.03.2018
2 1 Peppermint Grove, Drysdale	\$725,000	14.12.2017
3 33 Clifton Springs Road, Drysdale	\$660,000	25.01.2018