

Statement of Information
**Single residential property located outside the
Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

13 Maxwell Crescent, Strathdale Vic 3550

Indicative selling price

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

Range \$465,000-\$485,000

Median sale price

Median Price \$417,425 | House | Strathdale

Period – From 18th October 2017 to 18th January 2018 | Source – RPdata

Comparable property sales

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
15 Maxwell Crescent, Strathdale Vic 3550	\$476,500	24/04/2017
186 St Aidans Road, Kennington Vic 3550	\$510,000	08/09/2017
7 Heyington Place, Kennington Vic 3550	\$475,500	15/09/2017