

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 HERBERT AVENUE, STRATHDALE, VIC 3550

Indicative selling price

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

Price Range:

\$580,000 to \$620,000

Median sale price

Median price

\$420,000


House Unit Suburb

STRATHDALE

Period

01 July 2016 to 30 June 2017

Source



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
60 MARNIE RD, KENNINGTON, VIC 3550	\$587,000	24/03/2017
35 NABILLA CRES, STRATHDALE, VIC 3550	*\$587,500	05/06/2017
4 GEMMA ROSE CRT, SPRING GULLY, VIC 3550	*\$649,000	18/08/2017