

## 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

89 MAIN STREET, STRATHMERTON, VIC 3641

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$180,000 to \$200,000

### Median sale price

Median price \$158,480

House

Unit

Suburb

STRATHMERTON

Period

01 October 2016 to 30 September 2017

Source

 pricefinder

### 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
7 PATRICK ST, STRATHMERTON, VIC 3641	\$135,000	07/07/2017
52 FINDLAY ST, STRATHMERTON, VIC 3641	\$119,000	08/06/2017
1518 NUMURKAH RD, STRATHMERTON, VIC 3641	\$282,500	20/06/2017