

## 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 or locality and postcode

2/51 Butcher Street, Strathdale, VIC 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between  &

#### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb or locality

Period - From  to  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 the most comparable to the property for sale.

Address of comparable property	Price	Date of Sale
27 Fox Street, East Bendigo	\$290,000	22/03/2018
3/10 Larritt Street, Bendigo	\$310,000	01/02/2018
2/12 Wortha Street, Bendigo	\$280,000	09/12/2017