

## 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

5 ELWOOD DRIVE, STRATHDALE, VIC 3550
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### Indicative selling price

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

Price Range:

\$845,000 to \$865,000
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### Median sale price


Median price

\$365,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	STRATHDALE
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Period

01 January 2017 to 31 December 2017
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Source


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### 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
166 WILLIAMSON ST, BENDIGO, VIC 3550	\$877,000	14/12/2016
10 PEPPERTREE GR, STRATHDALE, VIC 3550	\$880,000	10/08/2016
43 SPRING GULLY RD, SPRING GULLY, VIC 3550	\$912,000	25/07/2017