

## 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

1/8 Boronia Crescent, Strathdale

### 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 \$235,000 & \$260,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$277,500 \*House  \*Unit  Suburb or locality Strathdale

Period - From 01/10/2016 to 30/09/2017 Source Price Finder

### Comparable property sales (\*Delete A or B below as applicable)

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/13 James St, Strathdale, VIC 3550	\$257,000	13/12/2017
1/24 Powells Ave, Strathdale. VIC 3550	\$245,000	25/01/2017
1/19 Amaroo Cres, Strathdale, VIC 3550	\$240,000	04/01/2017