

## 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)

Single Price:

\$880,000
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### Median sale price

Median price

\$420,000
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House

Unit


Suburb

STRATHDALE
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Period

01 July 2016 to 30 June 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
11 BRAESIDE DR, JUNORTOUN, VIC 3551	\$875,000	07/07/2016