

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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Median sale price

*Insufficient data for a 4 bedroom house in East Bendigo. See Strathdale median house price below

Median price House Suburb or locality
 Period - From Source

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
1. 20 Sherwood Drive, Flora Hill VIC 3550	\$327,500	31/05/17
2. 10 Summit Drive, Kennington VIC 3550	\$350,000	01/03/17
3. 1 Willow Drive, Kennington VIC 3550	\$326,000	11/04/17

Additional information about comparable sales.



Flora Hill 20 Sherwood Drive

4 BED 2 BATH 8 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 883m2



Kennington 10 Summit Drive

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 677m2



Kennington 1 Willow Drive

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 611m2