

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

217 Condon 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)

Range between \$1,500,000 & \$1,650,000

#### Median sale price

Median price \$347,500 House X Unit Suburb or locality Strathdale

Period - From 01/07/2017 to 30/09/2017 Source REIV

#### 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 eighteen 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	3 Harpin St EAST BENDIGO 3550	\$1,500,000	05/12/2016
2	91 Moore St BENDIGO 3550	\$1,500,000	20/06/2016
3	137 Forest St BENDIGO 3550	\$1,450,000	14/07/2016

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 7613 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

September quarter 2017: \$347,500

## Comparable Properties



**3 Harpin St EAST BENDIGO 3550 (VG)**

Agent Comments



**Price:** \$1,500,000

**Method:** Sale

**Date:** 05/12/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 3599 sqm approx



**91 Moore St BENDIGO 3550 (REI/VG)**

Agent Comments



**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 20/06/2016

**Rooms:** 9

**Property Type:** House

**Land Size:** 1100 sqm approx



**137 Forest St BENDIGO 3550 (REI/VG)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 14/07/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 1750 sqm approx