





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 WHITTINGTON COURT, STRATHDALE, 🕮 4 🕒 2 🚓 2







Indicative Selling Price

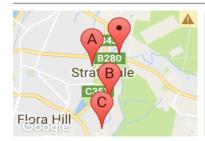
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$540,000 to \$570,000

Provided by: Phil White, Professionals Bendigo

MEDIAN SALE PRICE



STRATHDALE, VIC, 3550

Suburb Median Sale Price (House)

\$422,500

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



138 CROOK ST, STRATHDALE, VIC 3550







Sale Price

\$510,000

Sale Date: 12/12/2016

Distance from Property: 782m





8 FIGTREE LANE, STRATHDALE, VIC 3550







Sale Price

\$570,000

Sale Date: 19/04/2016

Distance from Property: 1.3km





23 CHELSEA BVD, STRATHDALE, VIC 3550







Sale Price

\$565.000

Sale Date: 04/04/2016

Distance from Property: 2.2km



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 WHITTINGTON COURT, STRATHDALE, VIC 3550
---	---

Indicative selling price

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

Price Range: \$540,000 to \$570,000

Median sale price

Median price	\$422,500	House	Unit	Suburb	STRATHDALE
Period	01 April 2016 to 31 March 2017		Source	P	ricefinder

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
138 CROOK ST, STRATHDALE, VIC 3550	\$510,000	12/12/2016
8 FIGTREE LANE, STRATHDALE, VIC 3550	\$570,000	19/04/2016
23 CHELSEA BVD, STRATHDALE, VIC 3550	\$565,000	04/04/2016

