

# STATEMENT OF INFORMATION

5 WHITTINGTON COURT, STRATHDALE, VIC 3550

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## 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](http://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: 

## 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**

 4  2  2

Sale Price

**\$510,000**

Sale Date: 12/12/2016

Distance from Property: 782m



**8 FIGTREE LANE, STRATHDALE, VIC 3550**

 4  2  2

Sale Price

**\$570,000**

Sale Date: 19/04/2016

Distance from Property: 1.3km



**23 CHELSEA BVD, STRATHDALE, VIC 3550**

 4  2  2

Sale Price

**\$565,000**

Sale Date: 04/04/2016

Distance from Property: 2.2km



This report has been compiled on 30/06/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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](http://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

pricfinder

### 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