

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



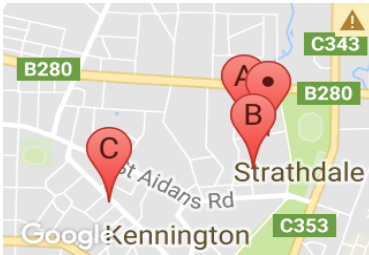
21 PARK STREET, STRATHDALE, VIC 3550  3  2  1

Indicative Selling Price

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

Single Price: **\$335,000**

MEDIAN SALE PRICE



STRATHDALE, VIC, 3550

Suburb Median Sale Price (House)

\$345,000

01 April 2017 to 30 June 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.



32 WOODBURY ST, STRATHDALE, VIC 3550  3  2  2

Sale Price

\$393,500

Sale Date: 17/02/2017

Distance from Property: 163m



17 STRATHDALE CRES, STRATHDALE, VIC 3550  3  1  1

Sale Price

\$350,000

Sale Date: 03/02/2017

Distance from Property: 258m



43 LOWNDES ST, KENNINGTON, VIC 3550  4  2  2

Sale Price

Price Withheld

Sale Date: 21/04/2017

Distance from Property: 1.2km



This report has been compiled on 25/07/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - 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

21 PARK STREET, STRATHDALE, VIC 3550

Indicative selling price

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

Single Price: \$335,000

Median sale price

Median price

\$345,000

House

Unit

Suburb

STRATHDALE

Period

01 April 2017 to 30 June 2017

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
32 WOODBURY ST, STRATHDALE, VIC 3550	\$393,500	17/02/2017
17 STRATHDALE CRES, STRATHDALE, VIC 3550	\$350,000	03/02/2017
43 LOWNDES ST, KENNINGTON, VIC 3550	Price Withheld	21/04/2017