

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

1 Nabilla Crescent, Strathdale Vic 3550

Indicative selling price

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

Range between \$395,000 & \$434,500

Median sale price

Median price \$400,000 House Unit Suburb or locality Strathdale

Period - From 01/07/2016 to 30/06/2017 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	10 Kiandra Way KENNINGTON 3550	\$432,500	13/04/2017
2	17 Summit Dr KENNINGTON 3550	\$420,000	21/03/2017
3	2 Rosemary Av STRATHDALE 3550	\$358,000	13/07/2017

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.



 2  2  2

Rooms:
Property Type: House
Land Size: 984 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$395,000 - \$434,500
Median House Price
Year ending June 2017: \$400,000

Comparable Properties



10 Kiandra Way KENNINGTON 3550 (REI/VG) [Agent Comments](#)

 3  2  2

Price: \$432,500
Method: Private Sale
Date: 13/04/2017
Rooms: 5
Property Type: House
Land Size: 726 sqm approx



17 Summit Dr KENNINGTON 3550 (REI/VG) [Agent Comments](#)

 3  2  3

Price: \$420,000
Method: Private Sale
Date: 21/03/2017
Rooms: 4
Property Type: House
Land Size: 699 sqm approx



2 Rosemary Av STRATHDALE 3550 (REI) [Agent Comments](#)

 3  2  4

Price: \$358,000
Method: Private Sale
Date: 13/07/2017
Rooms: 5
Property Type: House