

STATEMENT OF INFORMATION

11A GUMNUT RISE, STRATHDALE, VIC 3550

PREPARED BY NEKTI TZOUROUTIS , BENDIGO REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11A GUMNUT RISE, STRATHDALE, VIC

 4  2  2

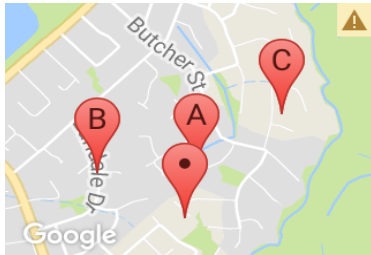
Indicative Selling Price

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

Price Range: \$485,000 to \$520,000

Provided by: Nektı Tzouroutis , Bendigo Real Estate

MEDIAN SALE PRICE



STRATHDALE, VIC, 3550

Suburb Median Sale Price (House)

\$365,000

01 January 2017 to 31 December 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.



13 PAPERBARK CRT, STRATHDALE, VIC 3550

 3  2  5

Sale Price

\$510,000

Sale Date: 06/06/2017

Distance from Property: 182m



23 LANDALE DR, STRATHDALE, VIC 3550

 3  2  3

Sale Price

\$515,000

Sale Date: 31/05/2017

Distance from Property: 333m



9 BOURKE DR, STRATHDALE, VIC 3550

 3  2  2

Sale Price

\$485,000

Sale Date: 13/08/2016

Distance from Property: 494m



This report has been compiled on 06/02/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - 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

11A GUMNUT RISE, STRATHDALE, VIC 3550

Indicative selling price

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

Price Range: \$485,000 to \$520,000

Median sale price

Median price

\$365,000

House

Unit

Suburb

STRATHDALE

Period

01 January 2017 to 31 December 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
13 PAPERBARK CRT, STRATHDALE, VIC 3550	\$510,000	06/06/2017
23 LANDALE DR, STRATHDALE, VIC 3550	\$515,000	31/05/2017
9 BOURKE DR, STRATHDALE, VIC 3550	\$485,000	13/08/2016