





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 NABILLA CRESCENT, STRATHDALE, VIC 🕮 3 🕒 2 🚓 2

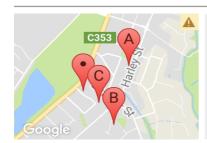
Indicative Selling Price

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

\$395,000 to \$420,000 Price Range:

Provided by: Nekti Tzouroutis, Bendigo Real Estate

MEDIAN SALE PRICE



STRATHDALE, VIC, 3550

Suburb Median Sale Price (House)

\$422,500

01 July 2016 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.



87 HARLEY ST, STRATHDALE, VIC 3550







Sale Price

\$396,000

Sale Date: 04/11/2016

Distance from Property: 351m





5 HILLARY CRT, STRATHDALE, VIC 3550







Sale Price

\$400,000

Sale Date: 22/08/2016

Distance from Property: 315m





15 NABILLA CRES, STRATHDALE, VIC 3550







Sale Price

*\$415.000

Sale Date: 21/07/2017

Distance from Property: 132m



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 | 1 NABILLA CRESCENT, STRATHDALE, VIC 3550 |
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Indicative selling price

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

Price Range: \$395,000 to \$420,000

Median sale price

| Median price | \$422,500 | House | Unit | Suburb | STRATHDALE |
|--------------|------------------------|--------|------|------------|------------|
| Period | 01 July 2016 to 30 Jur | 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 |
|---------------------------------------|------------|--------------|
| 87 HARLEY ST, STRATHDALE, VIC 3550 | \$396,000 | 04/11/2016 |
| 5 HILLARY CRT, STRATHDALE, VIC 3550 | \$400,000 | 22/08/2016 |
| 15 NABILLA CRES, STRATHDALE, VIC 3550 | *\$415,000 | 21/07/2017 |

