



STATEMENT OF INFORMATION

1 NABILLA CRESCENT, STRATHDALE, VIC-3550

PREPARED BY NEKTI TZOUROUTIS, BENDIGO REAL ESTATE

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

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

Provided by: Nektı 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: 

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

 3  2  2

Sale Price

\$396,000

Sale Date: 04/11/2016

Distance from Property: 351m



5 HILLARY CRT, STRATHDALE, VIC 3550

 3  2  2

Sale Price

\$400,000

Sale Date: 22/08/2016

Distance from Property: 315m



15 NABILLA CRES, STRATHDALE, VIC 3550

 4  2  2

Sale Price

***\$415,000**

Sale Date: 21/07/2017

Distance from Property: 132m



This report has been compiled on 01/08/2017 by Bendigo Real Estate. 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

1 NABILLA CRESCENT, STRATHDALE, VIC 3550

Indicative selling price

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

Median sale price

Median price \$422,500

House

Unit

Suburb

STRATHDALE

Period 01 July 2016 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
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