

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
 39 Pratts Park Road, Strathdale Vic 3550

Indicative selling price

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

Range between \$290,000 & \$310,000

Median sale price

Median price \$347,500 House X Unit Suburb or locality Strathdale

Period - From 01/07/2017 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

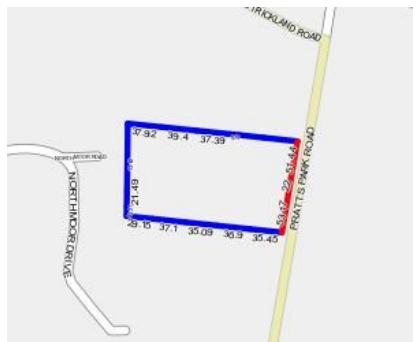
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Eastern Rd STRATHDALE 3550	\$290,000	18/02/2017
2	5 Sugar Glider Way STRATHDALE 3550	\$267,500	12/05/2017
3	141 Osborne St FLORA HILL 3550	\$250,000	08/05/2017

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.

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Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
 \$290,000 - \$310,000
Median House Price
 September quarter 2017: \$347,500

These blocks of land for sale are zoned low-density residential and range from 2000m2 to 2140m2

Comparable Properties

14 Eastern Rd STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$290,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: Land
Land Size: 969 sqm approx

5 Sugar Glider Way STRATHDALE 3550 (VG)

Agent Comments



Price: \$267,500
Method: Sale
Date: 12/05/2017
Rooms: -
Property Type: Land
Land Size: 1145 sqm approx

141 Osborne St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 08/05/2017
Rooms: -
Property Type: Land
Land Size: 1867 sqm approx

