

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/13 James Street, Strathdale VIC 3550

Indicative selling price

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

Range Between \$259,000 & \$275,000

Median sale price

Median Price \$313,750

Unit



Suburb
or locality

Strathdale

Period - From Feb 2017

to

Aug 2017

Source

Pricefinder

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

1	8/20 Glencoe St, Kennington VIC 3550	\$267,000	07/10/2016
2	1/50 Marnie Rd, Kennington VIC 3550	\$259,000	29/00/2017
3	1/7 Holland Crt, Kennington VIC 3550	\$250,000	01/12/2016