

Gavin Butler

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

3 Reception Avenue Strathdale VIC 3550

 3  2  2

Indicative Selling Price

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

Range between \$440,000 & \$460,000

Median Sale Price

\$416,250 Houses in Strathdale between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.

	8 Bunting Court Strathdale VIC 3550	Sold Price	\$452,000	Sold Date	21-Dec-18
	 4  2  2			Distance	0.44km
	3 Orana Court Strathdale VIC 3550	Sold Price	\$430,000	Sold Date	14-Dec-18
	 3  2  2			Distance	0.6km
	9 Boronia Crescent Strathdale VIC 3550	Sold Price	\$475,000	Sold Date	14-Aug-18
	 4  2  1			Distance	0.61km

RS = Recent sale

UN = Undisclosed Sale

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