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Statement of Information

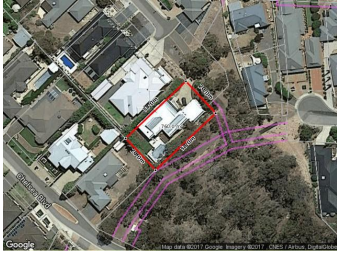
9 GUMNUT RISE, STRATHDALE, VIC 3550

Prepared by Matt Pinniger, Office Phone: 03 5440 9500



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 GUMNUT RISE, STRATHDALE, VIC 3550

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Indicative Selling Price

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

Price Range: \$770,000 to \$800,000

Provided by: Matt Pinniger, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



STRATHDALE, VIC, 3550

Suburb Median Sale Price (House)

\$403,000

01 October 2016 to 30 September 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.



25 REGINALD ST, QUARRY HILL, VIC 3550

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Sale Price

\$780,000

Sale Date: 15/09/2016

Distance from Property: 3.1km



15 MARSHALL CRES, KENNINGTON, VIC 3550

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Sale Price

\$795,000

Sale Date: 23/03/2017

Distance from Property: 2km



141 MOLLISON ST, BENDIGO, VIC 3550

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Sale Price

\$800,000

Sale Date: 22/06/2016

Distance from Property: 3.5km



This report has been compiled on 16/10/2017 by Tweed Sutherland First National 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

9 GUMNUT RISE, STRATHDALE, VIC 3550

Indicative selling price

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

Price Range: \$770,000 to \$800,000

Median sale price

Median price

\$403,000

House

Unit

Suburb

STRATHDALE

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
25 REGINALD ST, QUARRY HILL, VIC 3550	\$780,000	15/09/2016
15 MARSHALL CRES, KENNINGTON, VIC 3550	\$795,000	23/03/2017
141 MOLLISON ST, BENDIGO, VIC 3550	\$800,000	22/06/2016