

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

11 Butcher Street, Strathdale Vic 3550

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000

&

\$470,000

Median sale price

Median price \$478,500

House

X

Unit

Suburb or locality

Strathdale

Period - From 01/04/2019

to

30/06/2019

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	47 Harley St STRATHDALE 3550	\$445,000	22/03/2019
2	3 Primrose Ct KENNINGTON 3550	\$430,000	10/12/2018
3	14 Butcher St STRATHDALE 3550	\$425,000	08/11/2018

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.~~

11 Butcher Street, Strathdale Vic 3550



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3 1 2

Rooms:
Property Type: House
Land Size: 819 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$470,000
Median House Price
June quarter 2019: \$478,500

Comparable Properties



47 Harley St STRATHDALE 3550 (VG)

Agent Comments

2 - -

Price: \$445,000
Method: Sale
Date: 22/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 671 sqm approx



3 Primrose Ct KENNINGTON 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$430,000
Method: Private Sale
Date: 10/12/2018
Rooms: 6
Property Type: House
Land Size: 674 sqm approx



14 Butcher St STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$425,000
Method: Private Sale
Date: 08/11/2018
Rooms: 9
Property Type: House
Land Size: 762 sqm approx