

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

2/15 Ellimata Court, Strathdale Vic 3550

Indicative selling price

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

Single price

\$259,500

Median sale price

Median price

\$447,500

House

X

Unit

Suburb or locality

Strathdale

Period - From

01/04/2018

to

30/06/2018

Source

REIV

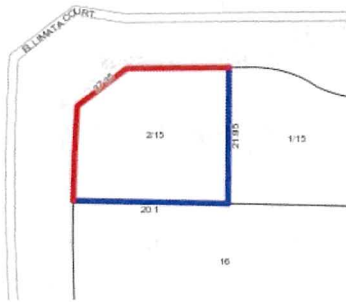
Comparable property sales (*Delete A or B below as applicable)

- 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	2/13 James St STRATHDALE 3550	\$257,000	13/12/2017
2	4/29 Glencoe St KENNINGTON 3550	\$255,000	06/10/2017
3	6/174 St Aidans Rd KENNINGTON 3550	\$243,000	03/08/2018

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.~~



Rooms:
Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$259,500

Median House Price
June quarter 2018: \$447,500

Comparable Properties



2/13 James St STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$257,000
Method: Private Sale
Date: 13/12/2017
Rooms: -
Property Type: Unit
Land Size: 201 sqm approx



4/29 Glencoe St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$255,000
Method: Private Sale
Date: 06/10/2017
Rooms: 3
Property Type: Unit



6/174 St Aidans Rd KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$243,000
Method: Private Sale
Date: 03/08/2018
Rooms: 3
Property Type: Unit
Land Size: 210 sqm approx