

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)

1/7 Wildwood Drive, Strathdale VC 3550

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$350,000 & \$360,000

Median sale price

Property Type: Unit

Suburb: Strathdale

Period – From: April 2020

to: March 2021

Median Price: \$286,250

Source: Corelogic

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
2/36 Butcher Street, Strathdale VIC 3550	\$366,800	14/12/2020
1/29 Amaroo Crescent, Strathdale VIC 3550	\$350,000	31/03/2021
2/1 Fiona Place Kennington VIC 3550	\$365,000	11/12/2021

This statement of Information was prepared on: 20/04/2021