

## 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 4/1 Cliff Avenue, Strathdale VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$180,000 - \$190,000

### Median sale price

Median price \$241,000 Unit X Suburb or locality Strathdale  
Period - From Jan 2<sup>nd</sup> 2019 to Jan 15<sup>th</sup> 2019 Source [www.realestate.com.au](http://www.realestate.com.au)

### 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
1. 4/17 Albion Street, Kennington VIC 3550	\$188,000	May 18 <sup>th</sup> 2018
2. 9/12 Ligar Street, Kennington VIC 3550	\$197,000	Apr 13 <sup>th</sup> 2018
3. 4/32 Hopetoun Street, Bendigo VIC 3550	\$185,000	Apr 19 <sup>th</sup> 2018

Property data source: [www.rpdata.com](http://www.rpdata.com) . Generated on Jan 15<sup>th</sup> 2019.

## Additional information about comparable sales.



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**Kennington** 4/17 Albion Street

**2 BED 1 BATH 1 CAR**

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**METHOD** Private

**TYPE** Unit

**LAND** 198m2



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**Kennington** 9/12 Ligar Street

**2 BED 1 BATH 1 CAR**

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**METHOD** Private

**TYPE** Unit

**LAND** 147m2



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**Bendigo** 4/32 Hopetoun Street

**2 BED 1 BATH 1 CAR**

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**METHOD** Private

**TYPE** Unit

**LAND** 72m2

Property data source: [www.rpdata.com](http://www.rpdata.com) . Generated on Jan 15<sup>th</sup> 2019.