

## 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 Kildonnan Place, Strathdale VIC 3551

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

Single Price: \$550,000

### Median sale price

Property Type: House

Suburb: Strathdale

Period – From: October 2019

to: September 2020

Median Price: \$490,000

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
12 Marlo Court Strathdale VIC 3550	\$550,000	2/08/2019
189 Harley Street Strathdale VIC 3550	\$549,000	22/11/2019
10 Harley Terrace Strathdale VIC 3550	\$535,000	9/10/2019

This statement of Information was prepared on: 8/2/2021