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Statement of Information

27 ELWOOD DRIVE, STRATHDALE, VIC 3550

Prepared by Property Consultant, Office Phone: 03 5440 9500



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| Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 ELWOOD DRIVE, STRATHDALE, VIC

3 1 2

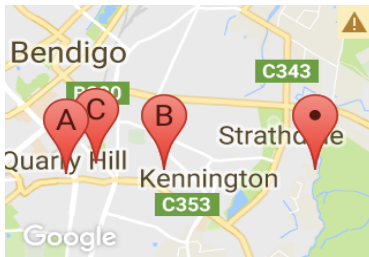
Indicative Selling Price

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

Price Range: \$790,000 to \$830,000

Provided by: Kim Polglase, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



STRATHDALE, VIC, 3550

Suburb Median Sale Price (House)

\$380,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8 BRODIE ST, QUARRY HILL, VIC 3550

3 2 2

Sale Price

\$875,250

Sale Date: 17/03/2017

Distance from Property: 3.3km



15 MARSHALL CRES, KENNINGTON, VIC 3550

4 2 3

Sale Price

\$795,000

Sale Date: 23/03/2017

Distance from Property: 2km



166 WILLIAMSON ST, BENDIGO, VIC 3550

4 2 4

Sale Price

\$877,000

Sale Date: 14/12/2016

Distance from Property: 2.9km



This report has been compiled on 09/03/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

27 ELWOOD DRIVE, STRATHDALE, VIC 3550

Indicative selling price

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

Price Range:

\$790,000 to \$830,000

Median sale price

Median price

\$380,000

House

X

Unit


Suburb

STRATHDALE

Period

01 January 2017 to 31 December 2017

Source



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
8 BRODIE ST, QUARRY HILL, VIC 3550	\$875,250	17/03/2017
15 MARSHALL CRES, KENNINGTON, VIC 3550	\$795,000	23/03/2017
166 WILLIAMSON ST, BENDIGO, VIC 3550	\$877,000	14/12/2016