



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 2/51 BUTCHER STREET, STRATHDALE,





**Indicative Selling Price** 

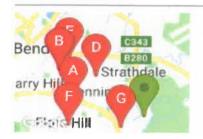
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$270,000 to \$295,000

Provided by: Jenny Donaldson, Professionals Bendigo

## MEDIAN SALE PRICE



## STRATHDALE, VIC, 3550

Suburb Median Sale Price (Unit)

\$278,500

01 October 2017 to 30 September 2018

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.



2/7 CURTIN ST, KENNINGTON, VIC 3550





Sale Price

\*\*\$290,000

Sale Date: 07/09/2018

Distance from Property, 2km





**50 NEALE ST, KENNINGTON, VIC 3550** 

**2** 2 **2** 2





Sale Price

\*\$275,000

Sale Date, 27/02/2018

Distance from Property: 2.8km





7/50 NEALE ST, KENNINGTON, VIC 3550



Sale Price

\$275.000

Sale Date: 22/02/2018

Distance from Property, 2.8km







1 HOLLAND CRT, KENNINGTON, VIC 3550



Sale Price

\*\$265.000

Sale Date: 13/02/2018

Distance from Property: 1.8km





6/26 HODGKINSON ST, KENNINGTON, VIC



Sale Price \$320,000

Sale Date: 31/10/2017

Distance from Property: 2.7km





1/54 KECK ST, FLORA HILL, VIC 3550

**2** 2 1



Sale Price \$280,000

Sale Date: 22/09/2017

Distance from Property: 2.1km





2/1 MAYFIELD PDE, STRATHDALE, VIC 3550



Sale Price \$270,000

Sale Date: 31/07/2017

Distance from Property: 732m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property	offered	for	sale
----------	---------	-----	------

	Address
Including	suburb and
	postcode

2/51 BUTCHER STREET, STRATHDALE, VIC 3550

### Indicative selling price

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

Price Range: \$270,000 to \$295,000

#### Median sale price

Median price	\$278,500	House	Unit	Suburb	STRATHDALE
Period	01 October 2017 to 30 2018	September	Source	р	ricefinder

### 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
2/7 CURTIN ST, KENNINGTON, VIC 3550	**\$290,000	07/09/2018
50 NEALE ST, KENNINGTON, VIC 3550	*\$275,000	27/02/2018
7/50 NEALE ST, KENNINGTON, VIC 3550	\$275,000	22/02/2018



1 HOLLAND CRT, KENNINGTON, VIC 3550	*\$265,000	13/02/2018
6/26 HODGKINSON ST, KENNINGTON, VIC 3550	\$320,000	31/10/2017
1/54 KECK ST, FLORA HILL, VIC 3550	\$280,000	22/09/2017
2/1 MAYFIELD PDE, STRATHDALE, VIC 3550	\$270,000	31/07/2017

