

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 and
postcode

2/23 Nabilla Crescent Strathdale VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$404,000

Property type

Unit

Suburb

Strathdale

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

1/192 Mclvor Road Strathdale VIC 3550	\$352,500	02-Sep-21
6/29 Glencoe Street Kennington VIC 3550	\$352,000	29-Nov-21
6/207 Mclvor Road Strathdale VIC 3550	\$370,000	19-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 January 2022



1/192 McIvor Road Strathdale VIC 3550

 2  1  1

Sold Price

\$352,500

Sold Date

02-Sep-21

Distance

1.53km



6/29 Glencoe Street Kennington VIC 3550

 2  1  1

Sold Price

^{RS} **\$352,000**

Sold Date

29-Nov-21

Distance

1.93km



6/207 McIvor Road Strathdale VIC 3550

 2  1  1

Sold Price

\$370,000

Sold Date

19-Nov-21

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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