
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

3 Orana Court, Strathdale VIC 3550

Indicative selling price

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

\$430,000	&	\$450,000
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Median sale price

Median price	\$410,000	House	<input checked="" type="checkbox"/>	Suburb or locality	Strathdale
Period - From	Nov 5 th 2018	to	Nov 14 th 2018	Source	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. 9 Heyington Place, VIC 3550	\$445,000	22 nd Dec 2017
2. 45 Mill Street, Quarry Hill VIC 3550	\$438,000	14 th Sep 2018
3. 52 Mill Street, Quarry Hill VIC 3550	\$450,000	07 th Aug 2018

Property data source: www.rpp.rpdata.com Generated on 14th Nov 2018.

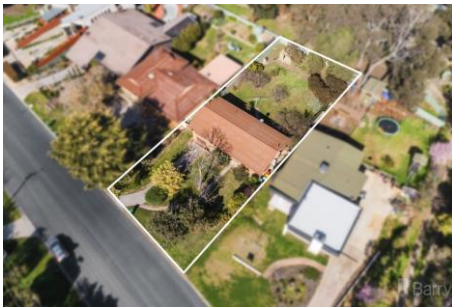
Additional information about comparable sales.



Kennington 9 Heyington Place

3 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 785m2



Kennington 45 Mill Street

3 BED 2 BATH 1 CAR

METHOD Private
TYPE House
LAND 900m2



Kennington 52 Mill Street

3 BED 2 BATH 3 CAR

METHOD Private
TYPE House
LAND 943m2

Property data source: www.rpp.rpdata.com Generated on 14th Nov 2018.