

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

7a Bottlebrush Court, Strathdale Vic 3550

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price \$427,500 Property Type House Suburb Strathdale

Period - From 01/07/2019 to 30/09/2019 Source REIV

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 | 1/128 Mcivor Rd KENNINGTON 3550 | \$390,000 | 22/05/2019 |
| 2 | 3/97 Lowndes St KENNINGTON 3550 | \$380,000 | 18/06/2018 |
| 3 | 1/5 Bottlebrush Ct STRATHDALE 3550 | \$362,000 | 18/02/2019 |

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:

02/12/2019 16:10