

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

20 ELLIMATA COURT, STRATHDALE, VIC 3550

Indicative selling price

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

Price Range:

\$420,000 to \$430,000

Median sale price

Median price

\$427,500

House

X

Unit


Suburb

STRATHDALE

Period

01 January 2018 to 31 March 2018

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
35 NORTHMOOR DR, STRATHDALE, VIC 3550	\$430,000	27/07/2017
104 OSBORNE ST, SPRING GULLY, VIC 3550	**\$430,000	28/05/2018
6 THORNTON CRT, STRATHFIELDSAYE, VIC 3551	\$430,000	27/07/2017