

Susan Patrick

P 035831 1800

M 035831 1800

E numurkah@gagliardiscott.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

18 Patrick Street Strathmerton VIC 3641

 4  2  2

Indicative Selling Price

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

Range between \$290,000 & \$310,000

Median Sale Price




\$183,750 Houses in Strathmerton between 01 May 2018 - 30 Apr 2019

Source: CoreLogic




Comparable Property Sales

These are the 3 properties sold within 5 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.






37 Arthur Street Strathmerton VIC 3641 Sold Price **\$260,000** Sold Date **15-Mar-18**
 4  1  2 Distance **0.35km**



54 Patrick Street Strathmerton VIC 3641 Sold Price **\$227,000** Sold Date **18-Jun-18**
 4  1  1 Distance **0.38km**



65 Findlay Street Strathmerton VIC 3641 Sold Price **\$240,000** Sold Date **13-Dec-18**
 3  2  2 Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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