

## 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

11 Bunting Court, Strathdale Vic 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$345,000 & \$365,000

#### Median sale price

Median price \$478,500 House ☒ Unit ☐ Suburb or locality Strathdale

Period - From 01/04/2019 to 30/06/2019 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 eighteen 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	11 Marnie Rd KENNINGTON 3550	\$371,000	02/11/2018
2	80 Neale St KENNINGTON 3550	\$360,000	20/06/2018
3	15 Strathdale Cr STRATHDALE 3550	\$357,000	23/07/2018

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 eighteen months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1158 sqm approx

Agent Comments

**Indicative Selling Price**

\$345,000 - \$365,000

**Median House Price**

June quarter 2019: \$478,500

## Comparable Properties



**11 Marnie Rd KENNINGTON 3550 (VG)**

Agent Comments



**Price:** \$371,000

**Method:** Sale

**Date:** 02/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1053 sqm approx

**80 Neale St KENNINGTON 3550 (VG)**

Agent Comments



**Price:** \$360,000

**Method:** Sale

**Date:** 20/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1012 sqm approx



**15 Strathdale Cr STRATHDALE 3550 (REI/VG)**

Agent Comments



**Price:** \$357,000

**Method:** Private Sale

**Date:** 23/07/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 839 sqm approx