

STATEMENT OF INFORMATION

16 PINNAROO COURT, STRATHDALE, VIC 3550

PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 PINNAROO COURT, STRATHDALE, VIC  4  2  2

Indicative Selling Price

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

Price Range: **380,000 to 418,000**

Provided by: Jacinta McIvor, Professionals Bendigo

MEDIAN SALE PRICE



STRATHDALE, VIC, 3550

Suburb Median Sale Price (House)

\$422,500

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



9 HOLLYWOOD CRT, STRATHDALE, VIC 3550  4  2  3

Sale Price

***\$445,000**

Sale Date: 20/04/2017

Distance from Property: 1.1 km



8 MARINNA CRT, STRATHDALE, VIC 3550  3  2  2

Sale Price

\$328,000

Sale Date: 13/01/2017

Distance from Property: 549m



3 ALBERT AVE, STRATHDALE, VIC 3550  3  2  2

Sale Price

\$312,000

Sale Date: 10/11/2016

Distance from Property: 1 km



This report has been compiled on 30/06/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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2 WHITTINGTON CRT, STRATHDALE, VIC 3550

 3  2  2

Sale Price

\$475,000

Sale Date: 26/08/2016

Distance from Property: 302m



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

16 PINNAROO COURT, STRATHDALE, VIC 3550

Indicative selling price

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Price Range:

380,000 to 418,000

Median sale price

Median price

\$422,500

House

X

Unit


Suburb

STRATHDALE

Period

01 April 2016 to 31 March 2017

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
9 HOLLYWOOD CRT, STRATHDALE, VIC 3550	*\$445,000	20/04/2017
8 MARINNA CRT, STRATHDALE, VIC 3550	\$328,000	13/01/2017
3 ALBERT AVE, STRATHDALE, VIC 3550	\$312,000	10/11/2016
2 WHITTINGTON CRT, STRATHDALE, VIC 3550	\$475,000	26/08/2016