

## STATEMENT OF INFORMATION

5 ADINA COURT, STRATHDALE, VIC 3550

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 ADINA COURT, STRATHDALE, VIC 3550**



### Indicative Selling Price

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

**Price Range: \$345,000 to \$355,000**

Provided by: Jenny Donaldson, Professionals Bendigo

## MEDIAN SALE PRICE



**STRATHDALE, VIC, 3550**

**Suburb Median Sale Price (House)**

**\$365,000**

01 January 2017 to 31 December 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.



**13 CLEE CRES, STRATHDALE, VIC 3550**



**Sale Price**

**Price Withheld**

Sale Date: 24/10/2017

Distance from Property: 1.1km



**2 WINTERBORNE RISE, KENNINGTON, VIC**



**Sale Price**

**\$350,000**

Sale Date: 08/08/2017

Distance from Property: 949m



**21 PARK ST, STRATHDALE, VIC 3550**



**Sale Price**

**\$332,000**

Sale Date: 02/08/2017

Distance from Property: 688m



This report has been compiled on 15/01/2018 by Professionals Bendigo, Property Data Solutions Pty Ltd 2018 - [www.pricfinder.com.au](http://www.pricfinder.com.au)

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17 RIDGEWAY CRES, KENNINGTON, VIC 3550



3



2



2

Sale Price

**\$345,000**

Sale Date: 20/07/2017

Distance from Property: 1.6km



## 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 5 ADINA 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)

Price Range: \$345,000 to \$355,000

#### Median sale price

Median price \$365,000

House ☒

Unit ☐

Suburb STRATHDALE

Period 01 January 2017 to 31 December 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
13 CLEE CRES, STRATHDALE, VIC 3550	Price Withheld	24/10/2017
2 WINTERBORNE RISE, KENNINGTON, VIC 3550	\$350,000	08/08/2017
21 PARK ST, STRATHDALE, VIC 3550	\$332,000	02/08/2017
17 RIDGEWAY CRES, KENNINGTON, VIC 3550	\$345,000	20/07/2017