





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 ADINA COURT, STRATHDALE, VIC 3550 🕮 3 🕒 2 😂 2

Indicative Selling Price

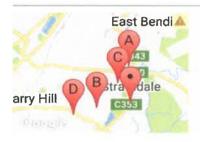
For the meaning of this price see consumer vic.au/underquoting

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: pricefinder

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

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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 (18/(18/2017)

Distance from Property: 949m





21 PARK ST, STRATHDALE, VIC 3550



Sale Price **\$332.000**

Sale Date: 02/08/2017

Distance from Property: 688m







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

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

Median sale price

Median price	\$365,000	House	X	Unit	Suburb	STRATHDALE
Period	01 January 2017 to 31 2017	Decembe	r	Source	р	ricefinder

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