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# Statement of Information

1 EDEN COURT, STRATHDALE, VIC 3550

Prepared by Di Long, Tweed Sutherland First National Real Estate



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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 EDEN COURT, STRATHDALE, VIC 3550**

3 2 2

### Indicative Selling Price

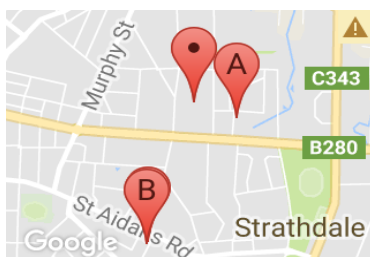
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**350,000 to \$365,000**

Provided by: Di Long, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



**STRATHDALE, VIC, 3550**

Suburb Median Sale Price (House)

**\$411,000**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**12 PILCHER ST, STRATHDALE, VIC 3550**

3 - -

Sale Price

**\$350,000**

Sale Date: 14/11/2017

Distance from Property: 301m



**5 HEWITT AVE, KENNINGTON, VIC 3550**

3 1 2

Sale Price

**\$370,000**

Sale Date: 04/11/2017

Distance from Property: 1.1km



**3 HEWITT AVE, KENNINGTON, VIC 3550**

3 1 1

Sale Price

**\$365,000**

Sale Date: 16/02/2018

Distance from Property: 1.1km



This report has been compiled on 19/06/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1 EDEN 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:

350,000 to \$365,000

Median sale price

Median price

\$411,000

House

X

Unit

Suburb

STRATHDALE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
12 PILCHER ST, STRATHDALE, VIC 3550	\$350,000	14/11/2017
5 HEWITT AVE, KENNINGTON, VIC 3550	\$370,000	04/11/2017
3 HEWITT AVE, KENNINGTON, VIC 3550	\$365,000	16/02/2018