

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

18 Bourke Drive Strathdale VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$505,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,750

*House

X

*Unit

Suburb

Strathdale

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 Blue Gum Drive Strathdale VIC 3550	\$567,500	19-Nov-18
25 Cousins Street Strathdale VIC 3550	\$575,000	27-Sep-18
33 Harley Street Strathdale VIC 3550	-	06-Apr-16

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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12 Blue Gum Drive Strathdale VIC 3550

 4  2  2

Sold Price

\$567,500

Sold Date

19-Nov-18

Distance

0.56km



25 Cousins Street Strathdale VIC 3550

 4  2  2

Sold Price

\$575,000

Sold Date

27-Sep-18

Distance

0.64km

33 Harley Street Strathdale VIC 3550

 4  -  -

Sold Price

- Sold Date

06-Apr-16

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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