

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 Stephens Court, Strathdale VIC 3550

Indicative selling price

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

\$455,000

Median sale price

Median price \$410,500 House ☒ Suburb or locality Strathdale
Period - From July 9, 2018 to July 16, 2018 Source www.realestate.com.au

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
1. 3 Nerang Court, Kennington VIC 3550	\$476,000	08/03/18
2. 4 Aviary Court, Strathdale VIC 3550	\$510,000	06/03/18
3. 18 Mayfield Parade, Strathdale VIC 3550	\$475,000	03/04/18

Property data source: www.rpdata.com.au. Generated on 16/07/18.

Additional information about comparable sales.



Kennington 3 Nerang Court

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 1,027m²



Strathdale 4 Aviary Court

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 714m²



Strathdale 18 Mayfield Parade

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 856m²