

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/6 SONDY DRIVE, STRATHMERTON, VIC**

 3  1  4

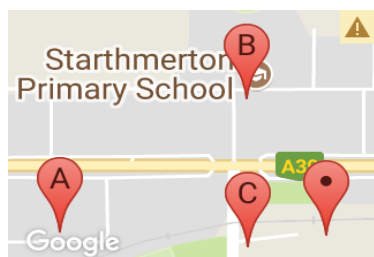
### Indicative Selling Price

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

Single Price: **\$139,000**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

## MEDIAN SALE PRICE



**STRATHMERTON, VIC, 3641**

Suburb Median Sale Price (Unit)

01 April 2017 to 31 March 2018

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.



**7 PATRICK ST, STRATHMERTON, VIC 3641**

 3  1  1

### Sale Price

**\$135,000**

Sale Date: 07/07/2017

Distance from Property: 447m



**52 FINDLAY ST, STRATHMERTON, VIC 3641**

 3  2  1

### Sale Price

**\$119,000**

Sale Date: 08/06/2017

Distance from Property: 285m



**1 SONDY DR, STRATHMERTON, VIC 3641**

 3  1  1

### Sale Price

**\$158,480**

Sale Date: 30/05/2017

Distance from Property: 133m



This report has been compiled on 17/04/2018 by Andrew Jenkins 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

2/6 SONDY DRIVE, STRATHMERTON, VIC 3641

Indicative selling price

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

Single Price:

\$139,000

Median sale price

Median price

House

Unit

X


Suburb

STRATHMERTON

Period

01 April 2017 to 31 March 2018

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
7 PATRICK ST, STRATHMERTON, VIC 3641	\$135,000	07/07/2017
52 FINDLAY ST, STRATHMERTON, VIC 3641	\$119,000	08/06/2017
1 SONDY DR, STRATHMERTON, VIC 3641	\$158,480	30/05/2017