

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/18A Elwood Drive, Strathdale Vic 3550

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$685,000 Property Type House Suburb Strathdale

Period - From 01/04/2021 to 31/03/2022 Source REIV

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

A* 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	20 Wildwood Dr STRATHDALE 3550	\$945,000	24/01/2022
2	2 Carnegie Way BENDIGO 3550	\$895,000	28/04/2021
3	5 Atkinson St BENDIGO 3550	\$890,000	19/01/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/06/2022 11:55



Property Type:
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median House Price
Year ending March 2022: \$685,000

Comparable Properties



20 Wildwood Dr STRATHDALE 3550 (VG)

Agent Comments



Price: \$945,000
Method: Sale
Date: 24/01/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 859 sqm approx



2 Carnegie Way BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 28/04/2021
Property Type: House
Land Size: 390 sqm approx



5 Atkinson St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 19/01/2022
Property Type: House
Land Size: 558 sqm approx