



# STATEMENT OF INFORMATION

40 PUTNAM AVENUE, STRATHDALE, VIC 3550

PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**40 PUTNAM AVENUE, STRATHDALE, VIC**

 3  2  3

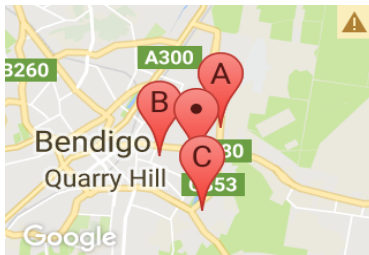
**Indicative Selling Price**

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

**Price Range: \$290,000 to \$319,000**

Provided by: Danny Crowle, Bendigo Property Plus

## MEDIAN SALE PRICE



**STRATHDALE, VIC, 3550**

**Suburb Median Sale Price (House)**

**\$426,250**

01 July 2016 to 30 June 2017

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.



**55 POWELLS AVE, EAST BENDIGO, VIC 3550**

 3  1  2

**Sale Price**

**\*\$405,000**

Sale Date: 29/05/2017

Distance from Property: 1.2km



**14 STEANE ST, KENNINGTON, VIC 3550**

 3  1  2

**Sale Price**

**\$306,000**

Sale Date: 28/05/2017

Distance from Property: 1km



**12 PLANTE CRT, STRATHDALE, VIC 3550**

 3  1  2

**Sale Price**

**\$330,000**

Sale Date: 15/05/2017

Distance from Property: 1.4km



This report has been compiled on 23/08/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [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

40 PUTNAM AVENUE, 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:

\$290,000 to \$319,000

Median sale price

Median price

\$426,250

House

X

Unit


Suburb

STRATHDALE

Period

01 July 2016 to 30 June 2017

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
55 POWELLS AVE, EAST BENDIGO, VIC 3550	*\$405,000	29/05/2017
14 STEANE ST, KENNINGTON, VIC 3550	\$306,000	28/05/2017
12 PLANTE CRT, STRATHDALE, VIC 3550	\$330,000	15/05/2017