

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 25 Powells Avenue, Strathdale VIC 3550

Indicative selling price

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

\$290,000

&

\$310,000

Median sale price

Median price \$355,000 House ☒ Suburb or locality Strathdale
Period - From November 6th 2017 to November 14th 2017 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. 40 Putnam Avenue, Strathdale VIC 3550	\$290,000	16/10/17
2. 21 Park Street, Strathdale VIC 3550	\$332,000	31/07/17
3. 10 Hasker Court, Strathdale VIC 3550	\$345,000	02/06/17

Property data source: www.rpdata.com.au. Generated on 14/11/17.

Additional information about comparable sales.



Strathdale 40 Putnam Avenue

3 BED 2 BATH 1 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 838m2



Strathdale 21 Park Street

3 BED 2 BATH 1 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 815m2



Strathdale 10 Hasker Court

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 766m2