
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

23 Erniold Road, Strathdale VIC

Indicative selling price

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

\$325,000 - \$345,000

Median sale price

Median price \$410,000 House ☒ Suburb or locality Strathdale

Period - From 22nd Oct 2018 to 29th Oct 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. 27 Regency Place, Kennington VIC 3550	\$325,000	15 Sep 2017
2. 108 Edwards Road, Kennington VIC 3550	\$350,000	05 Jul 2017
3. 10 The Terrace, Kennington VIC 3550	\$365,000	12 Nov 2017

Property data source: www.rpdata.com.au. Generated on 29th Oct 2018

Additional information about comparable sales.



Kennington 27 Regency Place

3 BED 1 BATH 2 CAR

METHOD Private
TYPE House
LAND 408m2 approx.



Kennington 108 Edwards Road

3 BED 1 BATH 4 CAR

METHOD Private
TYPE House
LAND 693m2 approx.



Kennington 10 The Terrace

3 BED 1 BATH 0 CAR

METHOD Private
TYPE House
LAND 668m2 approx.