

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

3 Ellesmere Terrace, Strathdale Vic 3550

Indicative selling price

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

Range \$480,000-\$520,000

Median sale price

Median Price \$480,000 | House | Strathdale

Period – From 8th January 2017 to 8th January 2018 | Source – 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
7 Harley Mews, Strathdale Vic 3550	\$488,000	15/02/2017
5 Whittington Court, Strathdale Vic 3550	\$525,000	30/08/2017
1 Kate Close, Kennington Vic 3550	\$480,000	06/07/2016