

## 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

21 Erniold Road Strathdale VIC 3550

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$375,000

&amp;

\$385,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

\*House

X

\*Unit

Suburb

Strathdale

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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

11 Mahon Avenue Kennington VIC 3550

\$417,500

09-Mar-18

2 The Terrace Kennington VIC 3550

\$385,000

10-Oct-18

32 Clarence Avenue Kennington VIC 3550

\$382,100

13-Jul-18

OR

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

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**11 Mahon Avenue Kennington VIC 3550**

Sold Price

**\$417,500**

Sold Date

**09-Mar-18**



3



1



2

Distance

**1.97km**



**2 The Terrace Kennington VIC 3550**

Sold Price

**\$385,000**

Sold Date

**10-Oct-18**



3



1



2

Distance

**1.27km**



**32 Clarence Avenue Kennington VIC 3550**

Sold Price

**\$382,100**

Sold Date

**13-Jul-18**



3



1



1

Distance

**1.98km**

RS = Recent sale

UN = Undisclosed Sale

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