

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 BADEN-POWELL PLACE 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

\$460,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Strathdale

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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

A* 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

24 NABILLA CRESCENT STRATHDALE VIC 3550	\$460,000	27-Jun-23
6 KATE CLOSE KENNINGTON VIC 3550	\$478,000	19-Apr-22
25 HYDE STREET EAST BENDIGO VIC 3550	\$437,500	08-Aug-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 June 2023



24 NABILLA CRESCENT STRATHDALE VIC 3550

 2
  1
  1

Sold Price

^{RS} \$460,000

Sold Date

27-Jun-23

Distance

1.64km



6 KATE CLOSE KENNINGTON VIC 3550

 2
  1
  1

Sold Price

\$478,000

Sold Date

19-Apr-22

Distance

1.4km



25 HYDE STREET EAST BENDIGO VIC 3550

 2
  1
  1

Sold Price

\$437,500

Sold Date

08-Aug-22

Distance

2.32km

RS = Recent sale

UN = Undisclosed Sale

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