

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 or
locality and postcode

11 Bunting Court, Strathdale Vic 3550

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$478,500 House X Unit Suburb or locality Strathdale

Period - From 01/04/2019 to 30/06/2019 Source REIV

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 eighteen 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	11 Marnie Rd KENNINGTON 3550	\$371,000	02/11/2018
2	80 Neale St KENNINGTON 3550	\$360,000	20/06/2018
3	15 Strathdale Cr STRATHDALE 3550	\$357,000	23/07/2018

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1158 sqm approx

Agent Comments

Indicative Selling Price

\$345,000 - \$365,000

Median House Price

June quarter 2019: \$478,500

Comparable Properties



11 Marnie Rd KENNINGTON 3550 (VG)

Agent Comments



Price: \$371,000

Method: Sale

Date: 02/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 1053 sqm approx

80 Neale St KENNINGTON 3550 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 20/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 1012 sqm approx



15 Strathdale Cr STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$357,000

Method: Private Sale

Date: 23/07/2018

Rooms: 5

Property Type: House

Land Size: 839 sqm approx