

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

18 Hillary Court, Strathdale Vic 3550

Indicative selling price

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

Range between \$530,000

&

\$560,000

Median sale price

Median price \$445,000

House

X

Unit

Suburb or locality

Strathdale

Period - From 01/01/2018

to

31/12/2018

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	9 Harley Tce STRATHDALE 3550	\$540,000	20/12/2017
2	2 Kildonnann PI STRATHDALE 3550	\$530,000	06/06/2018
3	3 Marlo Ct STRATHDALE 3550	\$525,000	04/01/2019

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.



4 2 2

Rooms:
Property Type: House
Land Size: 831 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median House Price
Year ending December 2018: \$445,000

Comparable Properties



9 Harley Tce STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$540,000
Method: Private Sale
Date: 20/12/2017
Rooms: 5
Property Type: House
Land Size: 499 sqm approx



2 Kildonnann PI STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$530,000
Method: Private Sale
Date: 06/06/2018
Rooms: 5
Property Type: House
Land Size: 557 sqm approx



3 Marlo Ct STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 4

Price: \$525,000
Method: Private Sale
Date: 04/01/2019
Rooms: 6
Property Type: House
Land Size: 680 sqm approx