

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

2/6 Reception Avenue, Strathdale Vic 3550

Indicative selling price

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

Range between \$220,000 & \$235,000

Median sale price*

Median price House Unit Suburb or locality

Period - From to Source

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	6/25 Nish St FLORA HILL 3550	\$227,000	22/02/2019
2	1/4 Kooyong CI KENNINGTON 3550	\$227,000	15/02/2018
3	2/21 Desmond St STRATHDALE 3550	\$216,000	29/08/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$220,000 - \$235,000
No median price available

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties



6/25 Nish St FLORA HILL 3550 (VG)

Agent Comments



Price: \$227,000
Method: Sale
Date: 22/02/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/4 Kooyong Ct KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$227,000
Method: Private Sale
Date: 15/02/2018
Rooms: 3
Property Type: Unit



2/21 Desmond St STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$216,000
Method: Private Sale
Date: 29/08/2018
Rooms: 3
Property Type: House
Land Size: 362 sqm approx