Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered f	or sale						
Addre Including suburb locality and postco	or	25 Weedsary Street, Stratificate vie sees					
Indicative selling	price						
For the meaning of the	nis price see consur	ner.vic.gov.au/u	nderquoting				
Range between \$4	19,000	&	\$439,000				
Median sale price							
Median price \$51	0,000 Prope	erty Type House	Э	Suburb Strathdale			
Period - From 01/0	04/2019 to 31	1/03/2020	Source	REIV			
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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
1	8 Button St STRATHDALE 3550	\$445,000	04/12/2019
2	12 Hakea St KENNINGTON 3550	\$435,000	21/02/2020
3	32 Neale St KENNINGTON 3550	\$420,000	16/04/2020

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.

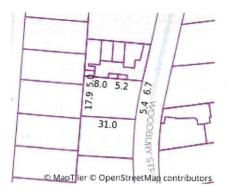
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Indicative Selling Price \$419,000 - \$439,000 Median House Price Year ending March 2020: \$510,000





Property Type: House Land Size: 718 sqm approx Agent Comments

Comparable Properties



8 Button St STRATHDALE 3550 (REI/VG)





Price: \$445,000 Method: Private Sale

Rooms: 4

Date: 04/12/2019

Property Type: House Land Size: 974 sqm approx **Agent Comments**



12 Hakea St KENNINGTON 3550 (REI/VG)

3





Price: \$435,000 Method: Private Sale Date: 21/02/2020 Rooms: 6

Property Type: House Land Size: 839 sqm approx **Agent Comments**



32 Neale St KENNINGTON 3550 (VG)





Price: \$420,000 Method: Sale Date: 16/04/2020

Property Type: House (Previously Occupied -

Detached)

Land Size: 946 sqm approx

Agent Comments



