

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

3 Marlo Court, Strathdale Vic 3550

Indicative selling price

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

Range between \$520,000

&

\$545,000

Median sale price

Median price \$447,500

House

X

Unit

Suburb or locality

Strathdale

Period - From 01/04/2018

to

30/06/2018

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	2 Knox Ct KENNINGTON 3550	\$540,000	22/05/2017
2	5 Whittington Ct STRATHDALE 3550	\$525,000	08/09/2017
3	4 Aviary Ct STRATHDALE 3550	\$510,000	28/02/2018

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.

3 Marlo Court, Strathdale Vic 3550



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Rooms:
Property Type: Land
Land Size: 680 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$545,000
Median House Price
June quarter 2018: \$447,500

Comparable Properties



2 Knox Ct KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 22/05/2017
Rooms: 6
Property Type: House
Land Size: 620 sqm approx



5 Whittington Ct STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 08/09/2017
Rooms: 5
Property Type: House
Land Size: 833 sqm approx



4 Aviary Ct STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 28/02/2018
Rooms: 6
Property Type: House