

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

5a Bottlebrush Court, Strathdale Vic 3550

Indicative selling price

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

Range between \$349,000

&

\$369,000

Median sale price

Median price \$442,500

House

X

Unit

Suburb or locality

Strathdale

Period - From 01/10/2017

to

30/09/2018

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	3/97 Lowndes St KENNINGTON 3550	\$380,000	18/06/2018
2	2/16 Peppertree Gr STRATHDALE 3550	\$355,000	22/02/2018
3	6 Proud Tce FLORA HILL 3550	\$352,500	11/05/2018

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:

Agent Comments

Comparable Properties



3/97 Lowndes St KENNINGTON 3550 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 18/06/2018

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit



2/16 Peppertree Gr STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 22/02/2018

Rooms: 8

Property Type: House

Land Size: 658 sqm approx



6 Proud Tce FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$352,500

Method: Private Sale

Date: 11/05/2018

Rooms: 4

Property Type: House

Land Size: 940 sqm approx