

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

15 Hillside Parade, Strathmore, VIC 3041

INDICATIVE SELLING PRICE

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

Range Between \$1,250,000 & \$1,325,000

MEDIAN SALE PRICE

Median price \$1,150,000 | House | Strathmore (3041)

Period - From 14 February 2017 to 14 August 2017 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
103 WOODLAND ST, STRATHMORE VIC 3041	\$1,550,000	15/07/2017
21 BUTLER ST, ESSENDON VIC 3040	\$1,325,000	07/01/2017
45 BOURNIAN AVE, STRATHMORE VIC 3041	\$1,400,000	04/12/2017