
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

2/16 Peppertree Grove, Strathdale, VIC 3550

INDICATIVE SELLING PRICE

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

Range Between \$360,000 & \$375,000

MEDIAN SALE PRICE

Median price \$420,000 | House | Strathdale (3550)

Period - From 26 July 2016 to 26 July 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
2 ROSEMARY AVE, STRATHDALE VIC 3550	\$358,000	13/07/2017
2/32 BUTCHER ST, STRATHDALE VIC 3550	\$330,000	16/11/2016
17 STRATHDALE CRES, STRATHDALE VIC 3550	\$350,000	20/02/2017

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

McKean McGregor - (03) 5443 4977
174 Strickland Road, Strathdale 3550
PO Box 50 Bendigo VIC 3552