

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 MARLO COURT, STRATHDALE, VIC

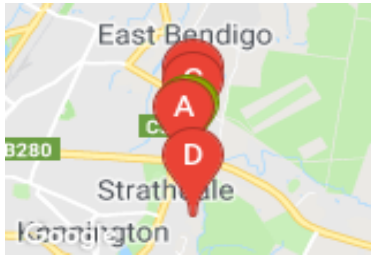
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Indicative Selling Price

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

Price Range: \$598,000 to \$661,000

MEDIAN SALE PRICE



STRATHDALE, VIC, 3550

Suburb Median Sale Price (House)

\$407,500

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



216 NORTH HARLEY ST, STRATHDALE, VIC

 5  2  2

Sale Price

***\$680,000**

Sale Date: 23/04/2018

Distance from Property: 334m



5 MARLO CRT, STRATHDALE, VIC 3550

 4  2  2

Sale Price

\$568,000

Sale Date: 05/05/2017

Distance from Property: 86m 



2 NORTHMOOR DR, STRATHDALE, VIC 3550

 4  -  -

Sale Price

\$620,000

Sale Date: 08/12/2016

Distance from Property: 517m 

This report has been compiled on 12/07/2018 by Maher Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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7 KILDONNAN PL, STRATHDALE, VIC 3550

 3  2  2

Sale Price

\$675,000

Sale Date: 15/01/2018

Distance from Property: 354m



18 GOLDEN GLD, STRATHDALE, VIC 3550

 4  2  2

Sale Price

\$565,000

Sale Date: 23/02/2016

Distance from Property: 755m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 MARLO COURT, STRATHDALE, VIC 3550

Indicative selling price

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

Price Range: \$598,000 to \$661,000

Median sale price

Median price \$407,500

House

Unit

Suburb

STRATHDALE

Period 01 July 2017 to 30 June 2018

Source



Comparable property sales

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
216 NORTH HARLEY ST, STRATHDALE, VIC 3550	*\$680,000	23/04/2018
5 MARLO CRT, STRATHDALE, VIC 3550	\$568,000	05/05/2017
2 NORTHMOOR DR, STRATHDALE, VIC 3550	\$620,000	08/12/2016
7 KILDONNAN PL, STRATHDALE, VIC 3550	\$675,000	15/01/2018

18 GOLDEN GLD, STRATHDALE, VIC 3550	\$565,000	23/02/2016
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