

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 or
locality and postcode

2/51 Butcher Street, Strathdale, VIC 3550

Indicative selling price

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

Single price \$ or range between \$270,000 & \$295,000

Median sale price

Median price \$285,000 *House *Unit Suburb or locality Strathdale

Period - From April 2017 to March 2018 Source pricefinder

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 the most comparable to the property for sale.

Address of comparable property	Price	Date of Sale
27 Fox Street, East Bendigo	\$290,000	22/03/2018
3/10 Larritt Street, Bendigo	\$310,000	01/02/2018
2/12 Wortha Street, Bendigo	\$280,000	09/12/2017