

STATEMENT OF INFORMATION

5059 MURRAY VALLEY HIGHWAY, STRATHMERTON, VIC

PREPARED BY ANDREW JENKINS, ANDREW JENKINS REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5059 MURRAY VALLEY HIGHWAY,

 3  1  1

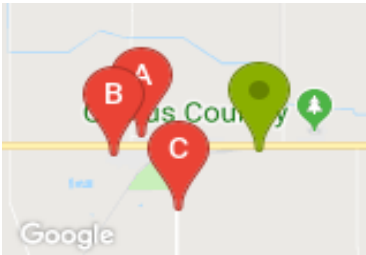
Indicative Selling Price

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

Price Range: **null**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



STRATHMERTON, VIC, 3641

Suburb Median Sale Price (House)

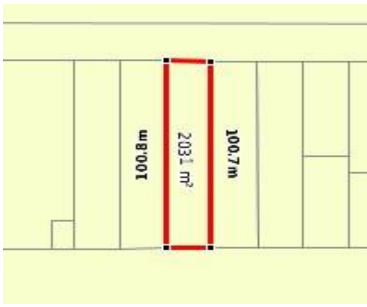
\$188,000

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.



95 MAIN ST, STRATHMERTON, VIC 3641

 3  -  -

Sale Price

\$300,000

Sale Date: 06/02/2018

Distance from Property: 1.6km



54 PATRICK ST, STRATHMERTON, VIC 3641

 4  1  1

Sale Price

\$227,000

Sale Date: 18/06/2018

Distance from Property: 1.9km



1884 NUMURKAH RD, STRATHMERTON, VIC

 4  2  2

Sale Price

\$425,000

Sale Date: 04/05/2018

Distance from Property: 1.4km



This report has been compiled on 13/08/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

5059 MURRAY VALLEY HIGHWAY, STRATHMERTON, VIC

Indicative selling price

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

Price Range:

null

Median sale price

Median price

\$188,000

House

Unit

Suburb

STRATHMERTON

Period

01 July 2017 to 30 June 2018

Source

 pricfinder

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

Address of comparable property	Price	Date of sale
95 MAIN ST, STRATHMERTON, VIC 3641	\$300,000	06/02/2018
54 PATRICK ST, STRATHMERTON, VIC 3641	\$227,000	18/06/2018
1884 NUMURKAH RD, STRATHMERTON, VIC 3641	\$425,000	04/05/2018