

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

28 Pilcher Street, Strathdale

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$350,000 - \$380,000

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### Median sale price

Median Price \$365,000 | House | Strathdale

Period – From 4<sup>th</sup> April 2017 to 4<sup>th</sup> April 2018 Source – RPdata

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### 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
31 Beischer Street, Strathdale	\$345,000	06/03/2018
18 Button Street, Strathdale	\$365,000	11/07/2017
13 Clee Crescent, Strathdale	\$345,000	21/10/2017