

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

18 Ellesmere Terrace, Strathdale Vic 3550

Indicative selling price

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

Range \$645,000 - \$675,000

Median sale price

Median Price \$407,500 | House | Strathdale

Period – From 27th August 2017 to 27th August 2018 Source – RPdata

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
119 Lansell Street, East Bendigo Vic 3550	\$635,000	30/11/2017
142 Murphy Street, East Bendigo Vic 3550	\$655,000	16/02/2018
60 Harpin Street, East Bendigo Vic 3550	\$690,000	28/11/2017