

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 8 Putnam Avenue, Strathdale Vic 3550
Including suburb or locality and postcode

Indicative selling price

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

Range between \$350,000 & \$375,000

Median sale price

Median price \$385,000 Property Type House Suburb Strathdale

Period - From 01/04/2020 to 30/06/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	3 Rosemont Cr KENNINGTON 3550	\$365,000	15/04/2020
2	16 Parr Ct STRATHDALE 3550	\$363,000	29/06/2020
3	77 Ellis St FLORA HILL 3550	\$350,000	23/03/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/08/2020 15:02



Property Type: House (Previously Occupied - Detached)
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$375,000
Median House Price
June quarter 2020: \$385,000

Comparable Properties

3 Rosemont Cr KENNINGTON 3550 (VG)

Agent Comments



Price: \$365,000
Method: Sale
Date: 15/04/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 601 sqm approx



16 Parr Ct STRATHDALE 3550 (REI)

Agent Comments



Price: \$363,000
Method: Private Sale
Date: 29/06/2020
Rooms: 4
Property Type: House
Land Size: 793 sqm approx



77 Ellis St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 23/03/2020
Rooms: 4
Property Type: House
Land Size: 642 sqm approx