

**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 Including suburb or locality and postcode

39 Pratts Park Road, Strathdale Vic 3550

**Indicative selling price**

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

Single price \$300,000

**Median sale price\***

 Median price  House  Unit  Suburb or locality 

 Period - From  to  Source 
**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 eighteen 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	Lot 2/140 Lloyd St STRATHDALE 3550	\$220,000	05/12/2017
2	14 Aberdeen Dr JUNORTOUN 3551	\$199,000	13/07/2017
3	9 Aberdeen Dr JUNORTOUN 3551	\$180,000	03/11/2017

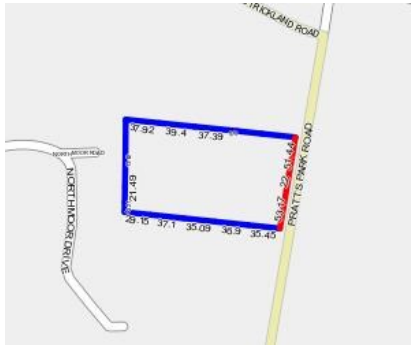
**OR**

**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 eighteen months.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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**Indicative Selling Price**  
\$300,000  
**No median price available**



**Rooms:**  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 2001 sqm approx  
**Agent Comments**  
Lot 10 Calibre Close, Strathdale

Please note this report is for Lot 10 Calibre Close, Strathdale. There is no median available.

## Comparable Properties



**Lot 2/140 Lloyd St STRATHDALE 3550 (REI)** Agent Comments



**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 05/12/2017  
**Rooms:** 1  
**Property Type:** Land  
**Land Size:** 428 sqm approx

**14 Aberdeen Dr JUNORTOUN 3551 (VG)** Agent Comments



**Price:** \$199,000  
**Method:** Sale  
**Date:** 13/07/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 900 sqm approx

**9 Aberdeen Dr JUNORTOUN 3551 (VG)** Agent Comments



**Price:** \$180,000  
**Method:** Sale  
**Date:** 03/11/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 821 sqm approx