

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

7 Calibre Close, Strathdale Vic 3550

Indicative selling price

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

Single price \$250,000

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	4 Calibre CI STRATHDALE 3550	\$300,000	02/02/2018
2	3 Calibre CI STRATHDALE 3550	\$295,000	31/01/2018
3	5 Calibre CI STRATHDALE 3550	\$290,000	10/04/2018

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
 \$250,000
No median price available



Rooms:
Property Type:
Land Size: 2006 sqm approx
Agent Comments

Comparable Properties

4 Calibre CI STRATHDALE 3550 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 02/02/2018
Rooms: -
Property Type: Land
Land Size: 2020 sqm approx

3 Calibre CI STRATHDALE 3550 (VG)

Agent Comments



Price: \$295,000
Method: Sale
Date: 31/01/2018
Rooms: -
Property Type: Land
Land Size: 1985 sqm approx

5 Calibre CI STRATHDALE 3550 (VG)

Agent Comments



Price: \$290,000
Method: Sale
Date: 10/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 2036 sqm approx