

Gavin Butler

P 03 5448 3322

M 0427887766

E sales@gavinbutler.com.au

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/16 Yeramba Close Strathdale VIC 3550

 2  1  1

Indicative Selling Price

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

Range between \$275,000 & \$295,000













Median Sale Price

\$270,000 Units in Strathdale between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

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.

	4/207 McIvor Road Strathdale VIC 3550	Sold Price	\$267,500	Sold Date	10-May-19
	 2  1  1			Distance	0.9km
	1/19 Butcher Street Strathdale VIC 3550	Sold Price	\$310,000	Sold Date	25-May-19
	 2  1  1			Distance	0.94km
	2/3 Mill Street Kennington VIC 3550	Sold Price	\$285,000	Sold Date	14-Dec-18
	 2  1  1			Distance	1.28km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.