

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



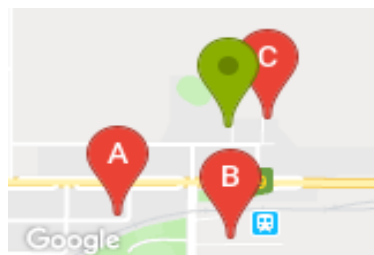
1 PATTERSON STREET, STRATHMERTON,  **3**  **-**  **-**

Indicative Selling Price

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

Price Range: **\$100,000 to \$110,000**

MEDIAN SALE PRICE



STRATHMERTON, VIC, 3641

Suburb Median Sale Price (House)

\$200,500

01 October 2017 to 30 September 2018

Provided by: 

COMPARABLE PROPERTIES

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.



3 PATRICK ST, STRATHMERTON, VIC 3641

 **4**  **1**  **1**

Sale Price

\$83,000

Sale Date: 25/10/2017

Distance from Property: 492m



7 NORTHELL AVE, STRATHMERTON, VIC 3641

 **3**  **1**  **4**

Sale Price

\$160,000

Sale Date: 24/08/2018

Distance from Property: 406m



6 DENSON ST, STRATHMERTON, VIC 3641

 **3**  **1**  **1**

Sale Price

\$150,000

Sale Date: 01/03/2018

Distance from Property: 136m



This report has been compiled on 30/11/2018 by Kerr Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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