Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	54 PATRICK STREET, STRATHMERTON, VIC 3641

Indicative selling price

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

Price Range:	$220,000 to $239,000

Median sale price

Median price	$150,490	House	X	Unit	
Suburb	STRATHMERTON				
Period	01 January 2017 to 31 December 2017	Source	pricefinder		

Comparable property sales

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.

Address of comparable property	Price	Date of sale
5 KENNY ST, STRATHMERTON, VIC 3641	$196,000	01/11/2017
112 MAIN ST, STRATHMERTON, VIC 3641	$100,000	28/08/2017