



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 118 Main Street, STRATHMERTON 3641

### Indicative selling price

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

**Single price \$229,000**

### Median sale price

Median **House** for **STRATHMERTON** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$150,490**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**84 Findlay Street,**  
Strathmerton 3641

Price **\$250,000** Sold 17  
August 2017

**5 Kenny Street,**  
Strathmerton 3641

Price **\$196,000** Sold 01  
November 2017

**11 Patrick Street,**  
Strathmerton 3641

Price **\$182,500** Sold 20  
September 2016

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Cobram

36 Bank Street,  
Cobram VIC 3644

### Contact agents



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**RayWhite**