



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 13 Powells Avenue, STRATHDALE 3550

### Indicative selling price

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

**Range \$370,000 - \$390,000**

### Median sale price

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

Sourced from **PriceFinder**.

**\$365,000**

### 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.

**19 Cleve Cres,**  
Strathdale 3550

Price **\$386,000** Sold 28 June  
2017

**32 Woodbury Street,**  
Strathdale 3550

Price **\$393,500** Sold 17  
February 2017

**5 Hewitt Avenue,**  
Kennington 3550

Price **\$370,000** Sold 04  
November 2017

### 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.

### Contact agents



**Brent Mason**  
Ray White

0 46 6 89 79 17  
[brent.mason@raywhite.com](mailto:brent.mason@raywhite.com)



**Maddy Theobald**  
Ray White

0 45 886 6 6 75  
[maddy.theobald@raywhite.com](mailto:maddy.theobald@raywhite.com)

**RayWhite**

