

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

52 FINDLAY STREET STRATHMERTON VIC 3641

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$160,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

House

Suburb

Strathmerton

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Address of comparable property

Price

Date of sale

12 TOORAK STREET NUMURKAH VIC 3636	\$245,000	15-Aug-23
2 ACACIA STREET COBRAM VIC 3644	\$240,000	18-Jul-23
21 WADESON STREET COBRAM VIC 3644	\$295,000	19-Sep-24

OR

B* ~~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.~~

This Statement of Information was prepared on: 17 January 2025



**12 TOORAK STREET NUMURKAH
VIC 3636**

3 1 2

Sold Price **\$245,000** Sold Date **15-Aug-23**

Distance **17.53km**



**2 ACACIA STREET COBRAM VIC
3644**

3 1 2

Sold Price **\$240,000** Sold Date **18-Jul-23**

Distance **15.91km**



**21 WADESON STREET COBRAM
VIC 3644**

3 1 2

Sold Price **\$295,000** Sold Date **19-Sep-24**

Distance **15.48km**

RS = Recent sale UN = Undisclosed Sale

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