

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or
locality and postcode 144 Harley Street, Strathdale VIC 3550

Indicative selling price

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

Single price \$650,000

or range between

&

Median sale price

Median price \$622,500

Property type House

Suburb Strathdale

Period - From February 22 to May 22

Source RPData

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

1	185 Harley Street, Strathdale	\$642,000	12/02/2022
2	1 Metro Court, Strathdale	\$610,000	17/03/22
2	47 Harley Street, Strathdale	\$645,00	12/05/22

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: 16/12/2022

Median price snapshot

This table can help you understand what different types of properties cost in Strathdale. You can use this to shape your property goals or to check if a property is priced appropriately for the area.

Buy		Rent
	2 bed house	Unavailable
	3 bed house	\$622,500
	4 bed house	\$700,000
	1 bed unit	Unavailable
	2 bed unit	\$407,500
	3 bed unit	Unavailable

1

185 HARLEY STREET STRATHDALE VIC 3550

743m²

\$642,000


12-Feb-22

34 days

3

2

3



1 / 21

LEAFY WELL-ESTABLISHED PREMIER LOCATION Set on a corner location with well-established gardens and overlooking natural bush, this 70s BV home offers enormous potential and opportunities for the new...

[Read More](#)

First Listed Price

Auction

Floor


Year built

Last Listed Price

\$642,000

Distance

0.43km

 [Go to RP Data](#)

2

1 METRO COURT STRATHDALE VIC 3550

722m²

\$610,000


17-Mar-22

49 days

3

2

2



1 / 106

Available Via Private Inspection: Move In & Start Living! Situated in a quiet court in the much sought after suburb of Strathdale sits 1 Metro Court, lovingly cared for, beautifully renovated, & we...

[Read More](#)

First Listed Price

\$400,000-\$440,000

Floor


Year built

Last Listed Price

\$410,000 - \$450,000

Distance

0.6km

 [Go to RP Data](#)

3

47 HARLEY STREET STRATHDALE VIC 3550

671m²

\$645,000


12-May-22

10 days

3

2

2



1 / 44

Location, Location, Location! With stunning views across the Kennington and Strathdale treetops, this beautiful home, in one of the most sought-after streets, will not disappoint. If you're looking...

[Read More](#)

First Listed Price

\$645,000

Floor

146m²

Year built


1985

Last Listed Price

\$645,000

Distance

1.06km

 [Go to RP Data](#)