

STATEMENT OF INFORMATION

16 MAIN STREET, STRATHBOGIE, VIC 3666

PREPARED BY STEVEN JEFFERY, RODWELLS REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 MAIN STREET, STRATHBOGIE, VIC

2 1 2

Indicative Selling Price

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

Price Range: **null**

Provided by: Steven Jeffery, Rodwells Real Estate

MEDIAN SALE PRICE



STRATHBOGIE, VIC, 3666

Suburb Median Sale Price (House)

\$442,500

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



36 MAGILTAN DR, STRATHBOGIE, VIC 3666

2 1 2

Sale Price

\$465,000

Sale Date: 22/07/2022

Distance from Property: 962m



25 SPRING CREEK RD, STRATHBOGIE, VIC 3666

1 1 -

Sale Price

\$425,000

Sale Date: 07/08/2022

Distance from Property: 381m



38 MAIN ST, STRATHBOGIE, VIC 3666

4 2 3

Sale Price

\$450,000

Sale Date: 10/08/2021

Distance from Property: 250m



This report has been compiled on 16/02/2023 by Rodwells Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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

Property offered for sale

Address
Including suburb and
postcode

16 MAIN STREET, STRATHBOGIE, VIC 3666

Indicative selling price

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

Price Range:

Median sale price

Median price

\$442,500

Property type

House

Suburb

STRATHBOGIE

Period

01 January 2022 to 31 December 2022

Source



Comparable property sales

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

36 MAGILTAN DR, STRATHBOGIE, VIC 3666	\$465,000	22/07/2022
25 SPRING CREEK RD, STRATHBOGIE, VIC 3666	\$425,000	07/08/2022
38 MAIN ST, STRATHBOGIE, VIC 3666	\$450,000	10/08/2021

This Statement of Information was prepared on:

16/02/2023