

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 or
locality and postcode

50 Harley Street, Strathdale Vic 3550

Indicative selling price

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

Range between \$525,000 & \$550,000

Median sale price

Median price \$505,000 Property Type House Suburb Strathdale

Period - From 01/07/2019 to 30/06/2020 Source REIV

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	189 Harley St STRATHDALE 3550	\$549,000	23/12/2019
2	5 David Ct KENNINGTON 3550	\$530,000	30/05/2020
3	156 Harley St STRATHDALE 3550	\$515,000	17/05/2019

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:

14/08/2020 13:54

50 Harley Street, Strathdale Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



4 2 2

Property Type: House
Land Size: 933 sqm approx
Agent Comments

Indicative Selling Price
\$525,000 - \$550,000
Median House Price
Year ending June 2020: \$505,000

Comparable Properties



189 Harley St STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$549,000
Method: Private Sale
Date: 23/12/2019
Rooms: 7
Property Type: House
Land Size: 776 sqm approx



5 David Ct KENNINGTON 3550 (REI/VG)

Agent Comments

4 2 3

Price: \$530,000
Method: Private Sale
Date: 30/05/2020
Rooms: 6
Property Type: House
Land Size: 1096 sqm approx



156 Harley St STRATHDALE 3550 (REI/VG)

Agent Comments

5 2 2

Price: \$515,000
Method: Private Sale
Date: 17/05/2019
Rooms: 6
Property Type: House
Land Size: 1075 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.