Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address	132 Harley Street, Strathdale Vic 3550
Including suburb or	
locality and postcode	
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Indicative selling price

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

&	\$820,000
	&

Median sale price

Median price	\$687,500	Pro	perty Type Ho	use	Suburb	Strathdale
Period - From	01/10/2021	to	30/09/2022	Sour	rce 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.

Add	dress of comparable property	Price	Date of sale
1	10 Campaspe Mews STRATHDALE 3550	\$826,500	22/11/2021
2	52 Mill St STRATHDALE 3550	\$799,000	20/10/2022
3	16 Weatherby Dr STRATHDALE 3550	\$780,000	04/05/2022

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: 14/11/2022 12:55





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Indicative Selling Price \$770,000 - \$820,000 Median House Price Year ending September 2022: \$687,500



Property Type: House (Res) Land Size: 1096 sqm approx

Agent Comments



10 Campaspe Mews STRATHDALE 3550 (REI/VG)

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Price: \$826,500 Method: Private Sale Date: 22/11/2021 Property Type: House Land Size: 1175 sqm approx





3



Price: \$799,000 Method: Private Sale Date: 20/10/2022 Property Type: House Land Size: 941 sqm approx **Agent Comments**

Agent Comments



16 Weatherby Dr STRATHDALE 3550 (REI/VG) Agent Comments

Price: \$780,000 Method: Private Sale Date: 04/05/2022 Property Type: House Land Size: 811 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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