

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

132 Harley Street, Strathdale Vic 3550

Indicative selling price

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

Range between \$770,000

&

\$820,000

Median sale price

Median price \$687,500

Property Type House

Suburb Strathdale

Period - From 01/10/2021

to 30/09/2022

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	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



3 2 2

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

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

Comparable Properties



10 Campaspe Mews STRATHDALE 3550
(REI/VG)

Agent Comments

4 2 2

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



52 Mill St STRATHDALE 3550 (REI)

Agent Comments

3 2 2

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



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

4 2 2

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