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	19 Herbert Avenue, Strathdale Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$650,000	Pro	perty Type	House		Suburb	Strathdale
Period - From	01/07/2022	to	30/06/2023		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	3 Kamunna CI STRATHDALE 3550	\$670,000	10/02/2023
2	14 Maxwell Cr STRATHDALE 3550	\$660,000	22/01/2023
3	14 Boronia Cr STRATHDALE 3550	\$655,000	09/04/2023

OR

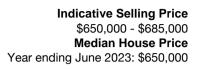
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	08/08/2023 16:16
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Property Type: House Land Size: 971 sqm approx

Agent Comments

Comparable Properties



3 Kamunna CI STRATHDALE 3550 (REI/VG)

Price: \$670,000





Method: Private Sale Date: 10/02/2023

Property Type: House Land Size: 717 sqm approx

14 Maxwell Cr STRATHDALE 3550 (REI/VG)





Price: \$660,000 Method: Private Sale Date: 22/01/2023 Property Type: House Land Size: 1081 sqm approx Agent Comments

Agent Comments



14 Boronia Cr STRATHDALE 3550 (REI/VG)





Price: \$655.000 Method: Private Sale Date: 09/04/2023 Property Type: House Land Size: 1058 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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