Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	9 Erniold Road, Strathdale Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$695,000	&	\$745,000
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Median sale price

Median price	\$751,250	Pro	perty Type	House		Suburb	Strathdale
Period - From	01/01/2022	to	31/03/2022		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

Add	dress of comparable property	Price	Date of sale
1	16 Weatherby Dr STRATHDALE 3550	\$780,000	04/05/2022
2	13 Yeramba CI STRATHDALE 3550	\$740,000	12/08/2021
3	72 Butcher St STRATHDALE 3550	\$707,500	13/09/2021

OR

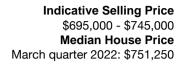
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	09/05/2022 16:26





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Rooms: 6

Property Type: House Land Size: 1040 sqm approx

Agent Comments

Comparable Properties



16 Weatherby Dr STRATHDALE 3550 (REI)



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



13 Yeramba CI STRATHDALE 3550 (VG)





Price: \$740,000 Method: Sale Date: 12/08/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 1115 sqm approx

Agent Comments



72 Butcher St STRATHDALE 3550 (REI/VG)



Price: \$707,500 Method: Private Sale Date: 13/09/2021 **Property Type:** House Land Size: 800 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



