

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

9 Erniold Road, Strathdale Vic 3550

Indicative selling price

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

Range between \$695,000

&

\$745,000

Median sale price

Median price \$751,250

Property 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	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 comparable properties 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



4 2 2

Rooms: 6
Property Type: House
Land Size: 1040 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$745,000
Median House Price
March quarter 2022: \$751,250

Comparable Properties



16 Weatherby Dr STRATHDALE 3550 (REI)

Agent Comments

4 2 2

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



13 Yeramba Ct STRATHDALE 3550 (VG)

Agent Comments

4 - -

Price: \$740,000
Method: Sale
Date: 12/08/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1115 sqm approx



72 Butcher St STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 2

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