

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

131 Reservoir Road, Strathdale Vic 3550

Indicative selling price

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

Range between

\$495,000

&

\$535,000

Median sale price

Median price

\$657,500

Property Type

House

Suburb

Strathdale

Period - From

04/05/2021

to

03/05/2022

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	23 Cheriton Dr STRATHDALE 3550	\$540,000	21/12/2021
2	71 Curtin St FLORA HILL 3550	\$515,000	02/03/2022
3	35 Lowndes St KENNINGTON 3550	\$500,000	28/03/2022

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:

04/05/2022 10:31



3 1 1

Property Type: House
Land Size: 620 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$535,000
Median House Price
04/05/2021 - 03/05/2022: \$657,500

Comparable Properties



23 Cheriton Dr STRATHDALE 3550 (REI)

Agent Comments

3 1 2

Price: \$540,000
Method: Private Sale
Date: 21/12/2021
Property Type: House
Land Size: 661 sqm approx



71 Curtin St FLORA HILL 3550 (VG)

Agent Comments

3 - -

Price: \$515,000
Method: Sale
Date: 02/03/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 674 sqm approx



35 Lowndes St KENNINGTON 3550 (REI)

Agent Comments

3 1 2

Price: \$500,000
Method: Private Sale
Date: 28/03/2022
Property Type: House
Land Size: 678 sqm approx