

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

191 Reservoir Road, Strathdale Vic 3550

Indicative selling price

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

Range between \$330,000 & \$350,000

Median sale price

Median price \$445,000 House ☒ Unit ☐ Suburb or locality Strathdale

Period - From 01/01/2018 to 31/12/2018 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 eighteen 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	13 Powells Av STRATHDALE 3550	\$350,000	15/03/2018
2	31 Beischer St STRATHDALE 3550	\$345,000	06/03/2018
3	67 Curtin St FLORA HILL 3550	\$337,000	12/12/2017

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 eighteen months.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 796 sqm approx
Agent Comments

Comparable Properties



13 Powells Av STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$350,000
Method: Auction Sale
Date: 15/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 644 sqm approx



31 Beischer St STRATHDALE 3550 (VG)

Agent Comments



Price: \$345,000
Method: Sale
Date: 06/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 812 sqm approx



67 Curtin St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$337,000
Method: Private Sale
Date: 12/12/2017
Rooms: 4
Property Type: House
Land Size: 600 sqm approx