

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

185 Harley Street, Strathdale Vic 3550

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$620,000

Property Type House

Suburb Strathdale

Period - From 01/07/2021

to 30/09/2021

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	181 Harley St STRATHDALE 3550	\$580,000	23/11/2020
2	5 Golden Gla STRATHDALE 3550	\$600,000	25/03/2021
3	31 Herbert Av STRATHDALE 3550	\$620,000	18/03/2021

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:

12/01/2022 14:55



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Property Type: House
Land Size: 742 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
September quarter 2021: \$620,000

Comparable Properties



181 Harley St STRATHDALE 3550 (REI/VG)

Agent Comments

5 2 2

Price: \$580,000
Method: Private Sale
Date: 23/11/2020
Property Type: House
Land Size: 693 sqm approx



5 Golden Gla STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$600,000
Method: Private Sale
Date: 25/03/2021
Property Type: House
Land Size: 747 sqm approx



31 Herbert Av STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$620,000
Method: Private Sale
Date: 18/03/2021
Property Type: House
Land Size: 900 sqm approx

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