

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 and
postcode

34 JAMES STREET STRATHDALE VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Strathdale

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

156 LLOYD STREET STRATHDALE VIC 3550	\$645,000	11-Oct-24
7 JOANNA COURT EAST BENDIGO VIC 3550	\$650,000	15-Mar-24
16 BEISCHER STREET STRATHDALE VIC 3550	\$690,000	05-Jul-23

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: 27 November 2024

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**156 LLOYD STREET STRATHDALE
VIC 3550**

Sold Price

^{RS}

\$645,000

Sold Date

11-Oct-24

4 2 2

Distance

0.47km



**7 JOANNA COURT EAST BENDIGO
VIC 3550**

Sold Price

\$650,000

Sold Date

15-Mar-24

3 2 -

Distance

0.35km



**16 BEISCHER STREET
STRATHDALE VIC 3550**

Sold Price

\$690,000

Sold Date

05-Jul-23

4 3 2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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