

# 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

118 St Aidens Road, Strathdale Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$497,500

### Median sale price

Median price

\$732,500

Property Type

House

Suburb

Strathdale

Period - From

01/10/2021

to

31/12/2021

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	31 Curtin St FLORA HILL 3550	\$525,000	21/07/2021
2	29 Churchill Av FLORA HILL 3550	\$480,000	18/03/2022
3	35 College Cr FLORA HILL 3550	\$480,000	15/11/2021

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:

13/04/2022 12:11



3 1 1

**Property Type:** House  
**Land Size:** 750 approx sqm  
approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$497,500

**Median House Price**  
December quarter 2021: \$732,500

## Comparable Properties



31 Curtin St FLORA HILL 3550 (REI/VG)

[Agent Comments](#)

3 1 2

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 21/07/2021  
**Property Type:** House  
**Land Size:** 568 sqm approx



29 Churchill Av FLORA HILL 3550 (REI)

[Agent Comments](#)

3 1 2

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 18/03/2022  
**Property Type:** House  
**Land Size:** 684 sqm approx



35 College Cr FLORA HILL 3550 (REI/VG)

[Agent Comments](#)

3 1 1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 15/11/2021  
**Property Type:** House  
**Land Size:** 598 sqm approx