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	118 St Aidens Road, Strathdale Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$497,500

Median sale price

Median price	\$732,500	Pro	perty 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

Add	dress 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 comparableproperties 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





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December quarter 2021: \$732,500





Property Type: House Land Size: 750 approx sqm

Agent Comments

Comparable Properties



31 Curtin St FLORA HILL 3550 (REI/VG)



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



29 Churchill Av FLORA HILL 3550 (REI)





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



35 College Cr FLORA HILL 3550 (REI/VG)





Price: \$480.000 Method: Private Sale Date: 15/11/2021 Property Type: House Land Size: 598 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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