

# 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

18 Sandstone Rise, Strathdale Vic 3550

### Indicative selling price

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

Range between \$475,000 & \$500,000

### Median sale price

Median price \$590,000 Property Type House Suburb Strathdale

Period - From 20/03/2023 to 19/03/2024 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	6/50 Houlahan St FLORA HILL 3550	\$515,000	01/03/2023
2	3/2 Pilcher St STRATHDALE 3550	\$507,500	09/10/2023
3	1/48 Houlahan St FLORA HILL 3550	\$475,000	13/12/2022

**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:

20/03/2024 14:59



**Property Type:** House (Res)  
**Land Size:** 485 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$475,000 - \$500,000  
**Median House Price**  
20/03/2023 - 19/03/2024: \$590,000

## Comparable Properties



**6/50 Houlahan St FLORA HILL 3550 (REI/VG)** **Agent Comments**



**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 01/03/2023  
**Property Type:** House  
**Land Size:** 275 sqm approx



**3/2 Pilcher St STRATHDALE 3550 (REI/VG)** **Agent Comments**



**Price:** \$507,500  
**Method:** Private Sale  
**Date:** 09/10/2023  
**Property Type:** House



**1/48 Houlahan St FLORA HILL 3550 (REI/VG)** **Agent Comments**



**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 13/12/2022  
**Property Type:** House  
**Land Size:** 259 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**