

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

5 Hillary Court, Strathdale Vic 3550

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

Median price \$660,000

Property Type House

Suburb Strathdale

Period - From 01/10/2020

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	35 Hammer St FLORA HILL 3550	\$640,000	29/06/2021
2	4 Golden Gla STRATHDALE 3550	\$625,000	19/08/2020
3	7 Benjamin Ct SPRING GULLY 3550	\$620,000	05/08/2021

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:

19/11/2021 14:40



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 772 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$630,000
Median House Price
Year ending September 2021: \$660,000

Comparable Properties



35 Hammer St FLORA HILL 3550 (VG)

Agent Comments

3 - -

Price: \$640,000
Method: Sale
Date: 29/06/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 690 sqm approx



4 Golden Gla STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$625,000
Method: Private Sale
Date: 19/08/2020
Rooms: 5
Property Type: House
Land Size: 735 sqm approx



7 Benjamin Ct SPRING GULLY 3550 (REI/VG)

Agent Comments

3 1 4

Price: \$620,000
Method: Private Sale
Date: 05/08/2021
Property Type: House
Land Size: 801 sqm approx