

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

11 Erniold Road, Strathdale Vic 3550

Indicative selling price

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

Range between \$695,000 & \$730,000

Median sale price

Median price \$615,000 Property Type House Suburb Strathdale

Period - From 01/01/2023 to 31/12/2023 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	5 Campaspe Mews STRATHDALE 3550	\$720,000	04/10/2022
2	3 Harley St STRATHDALE 3550	\$715,000	10/05/2023
3	8 Chelsea Blvd STRATHDALE 3550	\$700,000	02/06/2023

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:

22/03/2024 14:34



3 2 2

Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$730,000
Median House Price
Year ending December 2023: \$615,000

Comparable Properties



5 Campaspe Mews STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$720,000
Method: Private Sale
Date: 04/10/2022
Property Type: House
Land Size: 814 sqm approx



3 Harley St STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$715,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 449 sqm approx



8 Chelsea Blvd STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000
Method: Private Sale
Date: 02/06/2023
Property Type: House
Land Size: 786 sqm approx