

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

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

18 Sandstone Rise, Strathdale Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
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3 -

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

3 2 2

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

2 1 2

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



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

Agent Comments

3 1 2

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



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