

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

211 North Harley Street, Strathdale Vic 3550

Indicative selling price

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

Range between \$789,000 & \$819,000

Median sale price

Median price \$640,000 Property Type House Suburb Strathdale

Period - From 01/10/2020 to 31/12/2020 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	1 Northmoor Dr STRATHDALE 3550	\$845,000	03/12/2020
2	7 Whittington Ct STRATHDALE 3550	\$810,000	02/02/2021
3	6 Whittington Ct STRATHDALE 3550	\$810,000	10/02/2020

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:

05/02/2021 19:31

211 North Harley Street, Strathdale Vic 3550



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Property Type:
Agent Comments

Indicative Selling Price
\$789,000 - \$819,000
Median House Price
December quarter 2020: \$640,000

Comparable Properties



1 Northmoor Dr STRATHDALE 3550 (REI/VG) Agent Comments



Price: \$845,000
Method: Private Sale
Date: 03/12/2020
Property Type: House
Land Size: 834 sqm approx



7 Whittington Ct STRATHDALE 3550 (REI) Agent Comments



Price: \$810,000
Method: Private Sale
Date: 02/02/2021
Property Type: House
Land Size: 810 sqm approx



6 Whittington Ct STRATHDALE 3550 (REI/VG) Agent Comments



Price: \$810,000
Method: Private Sale
Date: 10/02/2020
Rooms: 7
Property Type: House
Land Size: 1375 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.