

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

25 Park Street, Strathdale Vic 3550

Indicative selling price

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

Range between \$549,000 & \$569,000

Median sale price

Median price \$687,500 Property Type House Suburb Strathdale

Period - From 01/10/2021 to 30/09/2022 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 Park St STRATHDALE 3550	\$685,000	29/11/2022
2	13 Sternberg St KENNINGTON 3550	\$612,000	29/06/2022
3	30 Mafeking St KENNINGTON 3550	\$575,000	19/03/2022

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:

12/12/2022 11:04



3 1 1

Rooms: 1

Property Type: House (Previously Occupied - Detached)

Land Size: 885 sqm approx

Agent Comments

Indicative Selling Price

\$549,000 - \$569,000

Median House Price

Year ending September 2022: \$687,500

Comparable Properties



5 Park St STRATHDALE 3550 (REI)

Agent Comments

3 1 2

Price: \$685,000

Method: Private Sale

Date: 29/11/2022

Property Type: House

Land Size: 898 sqm approx



13 Sternberg St KENNINGTON 3550 (REI/VG)

Agent Comments

3 1 -

Price: \$612,000

Method: Private Sale

Date: 29/06/2022

Property Type: House (Res)

Land Size: 1010 sqm approx



30 Mafeking St KENNINGTON 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$575,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House

Land Size: 932 sqm approx