

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

28 Woodbury Street, Strathdale Vic 3550

Indicative selling price

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

Range between \$419,000

&

\$439,000

Median sale price

Median price \$510,000

Property Type House

Suburb Strathdale

Period - From 01/04/2019

to

31/03/2020

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	8 Button St STRATHDALE 3550	\$445,000	04/12/2019
2	12 Hakea St KENNINGTON 3550	\$435,000	21/02/2020
3	32 Neale St KENNINGTON 3550	\$420,000	16/04/2020

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:

09/07/2020 10:45



Property Type: House
Land Size: 718 sqm approx
Agent Comments

Indicative Selling Price

\$419,000 - \$439,000

Median House Price

Year ending March 2020: \$510,000

Comparable Properties



8 Button St STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 04/12/2019
Rooms: 4
Property Type: House
Land Size: 974 sqm approx



12 Hakea St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 21/02/2020
Rooms: 6
Property Type: House
Land Size: 839 sqm approx



32 Neale St KENNINGTON 3550 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 16/04/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 946 sqm approx