

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

31 Harley Street, Strathdale Vic 3550

Indicative selling price

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

Range between \$545,000 & \$575,000

Median sale price

Median price \$620,000 Property Type House Suburb Strathdale

Period - From 01/04/2021 to 30/06/2021 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 Stephens Ct STRATHDALE 3550	\$620,000	02/08/2021
2	7 Benjamin Ct SPRING GULLY 3550	\$620,000	05/08/2021
3	9 Bolton Dr KENNINGTON 3550	\$565,000	20/08/2021

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:

12/10/2021 15:25



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Property Type: House
Land Size: 790 (approx) sqm
approx
Agent Comments

Indicative Selling Price
\$545,000 - \$575,000
Median House Price
June quarter 2021: \$620,000

Comparable Properties



6 Stephens Ct STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$620,000
Method: Private Sale
Date: 02/08/2021
Property Type: House
Land Size: 900 sqm approx



7 Benjamin Ct SPRING GULLY 3550 (REI/VG)

Agent Comments

3 1 4

Price: \$620,000
Method: Private Sale
Date: 05/08/2021
Property Type: House
Land Size: 801 sqm approx



9 Bolton Dr KENNINGTON 3550 (VG)

Agent Comments

4 - -

Price: \$565,000
Method: Sale
Date: 20/08/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 764 sqm approx