

# 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

33 Harley Street, Strathdale Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$950,000

### Median sale price

Median price \$505,000 Property Type House Suburb Strathdale

Period - From 01/07/2019 to 30/06/2020 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	5 Austen Tce EAST BENDIGO 3550	\$940,000	06/05/2020
2	21 Skene St KENNINGTON 3550	\$930,000	10/06/2020
3	6 Claremont Tce STRATHDALE 3550	\$875,000	12/02/2020

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:

25/09/2020 13:11



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$870,000 - \$950,000  
**Median House Price**  
Year ending June 2020: \$505,000

## Comparable Properties



**5 Austen Tce EAST BENDIGO 3550 (REI/VG)** Agent Comments



**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 06/05/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1632 sqm approx



**21 Skene St KENNINGTON 3550 (REI)** Agent Comments



**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 10/06/2020  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 1891 sqm approx



**6 Claremont Tce STRATHDALE 3550 (REI/VG)** Agent Comments



**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 12/02/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1052 sqm approx