

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

51 Reservoir Road, Strathdale Vic 3550

Indicative selling price

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

Range between \$395,000

&

\$415,000

Median sale price

Median price \$430,000

Property Type House

Suburb Strathdale

Period - From 29/11/2018

to

28/11/2019

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	2 Butcher St STRATHDALE 3550	\$410,000	14/06/2019
2	12 Button St STRATHDALE 3550	\$405,500	20/09/2019
3	16 Bolton Dr KENNINGTON 3550	\$392,000	03/05/2019

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:

29/11/2019 09:16



Property Type:
Agent Comments

Indicative Selling Price
\$395,000 - \$415,000
Median House Price
29/11/2018 - 28/11/2019: \$430,000

Comparable Properties



2 Butcher St STRATHDALE 3550 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 14/06/2019
Property Type: House (Res)
Land Size: 656 sqm approx



12 Button St STRATHDALE 3550 (VG)

Agent Comments



Price: \$405,500
Method: Sale
Date: 20/09/2019
Property Type: House (Res)
Land Size: 1001 sqm approx



16 Bolton Dr KENNINGTON 3550 (RE/VG)

Agent Comments



Price: \$392,000
Method: Private Sale
Date: 03/05/2019
Rooms: 5
Property Type: House
Land Size: 800 sqm approx