

# 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

7 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 \$475,000

&

\$495,000

### Median sale price

Median price \$510,000

Property Type House

Suburb Strathdale

Period - From 01/10/2019

to 31/12/2019

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	10 Harley Tce STRATHDALE 3550	\$535,000	09/10/2019
2	13 Kiandra Way KENNINGTON 3550	\$465,000	01/07/2019
3	19b Cousins St STRATHDALE 3550	\$530,000	26/03/2019

**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:

23/01/2020 15:08

7 Harley Street, Strathdale Vic 3550



Marc Cox CAR (REIV)  
0419 915 273  
marc@dck.com.au



3   2   2

**Property Type:** House  
**Land Size:** 481 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$475,000 - \$495,000  
**Median House Price**  
December quarter 2019: \$510,000

## Comparable Properties



10 Harley Tce STRATHDALE 3550 (REI)

**Agent Comments**

3   2   2

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 09/10/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 469 sqm approx



13 Kiandra Way KENNINGTON 3550 (VG)

**Agent Comments**

3   -   -

**Price:** \$465,000  
**Method:** Sale  
**Date:** 01/07/2019  
**Property Type:** House (Res)  
**Land Size:** 543 sqm approx



19b Cousins St STRATHDALE 3550 (REI/VG)

**Agent Comments**

3   2   2

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 26/03/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 420 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.