

# 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

lot 2 Pilcher 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)

Single price

\$167,500

### Median sale price

Median price

\$242,500

Property Type

Vacant land

Suburb

Strathdale

Period - From

02/03/2019

to

01/03/2020

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 | 15 Havelock St BENDIGO 3550    | \$207,000 | 17/07/2019   |
| 2 | 75a Langston St BENDIGO 3550   | \$180,000 | 18/11/2019   |
| 3 | 116 Harley St STRATHDALE 3550  | \$179,000 | 22/05/2019   |

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:

02/03/2020 11:19

lot 2 Pilcher Street, Strathdale Vic 3550



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**Property Type:** Vacant Land  
**Land Size:** 351 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$167,500

**Median Land Price**

02/03/2019 - 01/03/2020: \$242,500

## Comparable Properties



**15 Havelock St BENDIGO 3550 (VG)**

**Agent Comments**



**Price:** \$207,000  
**Method:** Sale  
**Date:** 17/07/2019  
**Property Type:** Land  
**Land Size:** 229 sqm approx



**75a Langston St BENDIGO 3550 (REI)**

**Agent Comments**



**Price:** \$180,000  
**Method:** Private Sale  
**Date:** 18/11/2019  
**Property Type:** Land  
**Land Size:** 256 sqm approx

**116 Harley St STRATHDALE 3550 (VG)**

**Agent Comments**



**Price:** \$179,000  
**Method:** Sale  
**Date:** 22/05/2019  
**Property Type:** Land  
**Land Size:** 436 sqm approx