

# 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

### Indicative selling price

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

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### 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.

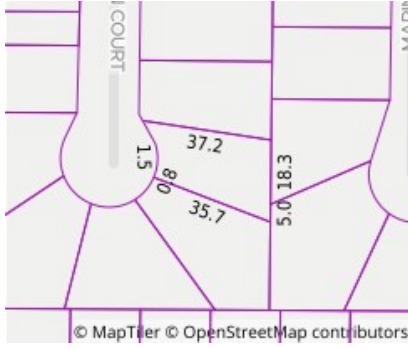
	Address of comparable property	Price	Date of sale
1	127 Harley St STRATHDALE 3550	\$450,000	06/10/2020
2	23 Ridgeway Cr KENNINGTON 3550	\$440,000	22/10/2020
3	22 Cheriton Dr STRATHDALE 3550	\$400,000	17/09/2020

**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:

9 Mccalman Court, Strathdale Vic 3550



**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 654 sqm approx

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median House Price**

December quarter 2020: \$640,000

## Comparable Properties



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

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 06/10/2020

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 671 sqm approx



**23 Ridgeway Cr KENNINGTON 3550 (REI/VG)**

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 22/10/2020

**Property Type:** House

**Land Size:** 652 sqm approx



**22 Cheriton Dr STRATHDALE 3550 (VG)**

Agent Comments



**Price:** \$400,000

**Method:** Sale

**Date:** 17/09/2020

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 736 sqm approx

Account - Mawby Property | P: 03 54449888