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: 93 Reservoir Road, Strathdale Vic 3550

Indicative selling price

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

Range between $449,000 & $489,000

Median sale price

Median price $484,000 Property Type House Suburb Strathdale

Period - From 20/10/2019 to 19/10/2020 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	18 Somerville St FLORA HILL 3550	$468,000	19/11/2019
2	30 Curtin St FLORA HILL 3550	$465,000	25/06/2020
3	22 Michael St KENNINGTON 3550	$462,000	29/02/2020

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: 20/10/2020 09:35

93 Reservoir Road, Strathdale Vic 3550



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 740 sqm approx

Agent Comments

Indicative Selling Price
$449,000 - $489,000
Median House Price
20/10/2019 - 19/10/2020: $484,000

Comparable Properties



18 Somerville St FLORA HILL 3550 (REI/VG)

3 1 6

Price: $468,000
Method: Private Sale
Date: 19/11/2019
Property Type: House
Land Size: 1035 sqm approx

Agent Comments



30 Curtin St FLORA HILL 3550 (VG)

3 - -

Price: $465,000
Method: Sale
Date: 25/06/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 596 sqm approx

Agent Comments



22 Michael St KENNINGTON 3550 (REI/VG)

3 2 -

Price: $462,000
Method: Auction Sale
Date: 29/02/2020
Rooms: 5
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments

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.