# 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

18 Sandstone Rise, Strathdale Vic 3550

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$475,000		&		\$500,000			
Median sale pi	rice							
Median price	\$590,000	Pro	operty Type	Hou	se		Suburb	Strathdale
Period - From	20/03/2023	to	19/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/50 Houlahan St FLORA HILL 3550	\$515,000	01/03/2023
2	3/2 Pilcher St STRATHDALE 3550	\$507,500	09/10/2023
3	1/48 Houlahan St FLORA HILL 3550	\$475,000	13/12/2022

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:

20/03/2024 14:59



18 Sandstone Rise, Strathdale Vic 3550







**Property Type:** House (Res) **Land Size:** 485 sqm approx Agent Comments Indicative Selling Price \$475,000 - \$500,000 Median House Price 20/03/2023 - 19/03/2024: \$590,000

# **Comparable Properties**



6/50 Houlahan St FLORA HILL 3550 (REI/VG) Agent Comments



Price: \$515,000 Method: Private Sale Date: 01/03/2023 Property Type: House Land Size: 275 sqm approx

3/2 Pilcher St STRATHDALE 3550 (REI/VG)

Agent Comments





1/48 Houlahan St FLORA HILL 3550 (REI/VG) Agent Comments



Price: \$475,000 Method: Private Sale Date: 13/12/2022 Property Type: House Land Size: 259 sqm approx

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





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