

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

20 Golden Glade, Strathdale Vic 3550

Indicative selling price

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

Range between \$545,000 & \$599,500

Median sale price*

Median price Property Type Suburb Strathdale

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	17 Mill St KENNINGTON 3550	\$500,000	20/01/2023
2	30 Cousins St STRATHDALE 3550	\$600,000	22/12/2023
3	16 Doak St EAST BENDIGO 3550	\$755,000	28/10/2023

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: 19/03/2024 13:47

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type:
Agent Comments

Indicative Selling Price
\$545,000 - \$599,500
No median price available

Comparable Properties



17 Mill St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 20/01/2023
Property Type: Land
Land Size: 1243 sqm approx



30 Cousins St STRATHDALE 3550 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 22/12/2023
Property Type: Land
Land Size: 890 sqm approx



16 Doak St EAST BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$755,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Land (Res)
Land Size: 1030 sqm approx

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