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REAL ESTATE

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Statement of Information

2-10 HARLEY STREET, STRATHDALE, VIC 3550

Prepared by Matt Leonard, Office Phone: 03 5440 9500



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2-10 HARLEY STREET, STRATHDALE,

3 2 2

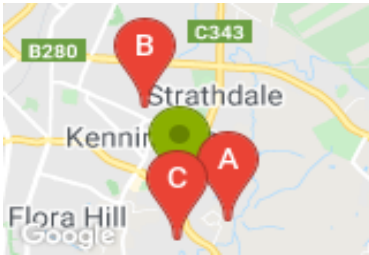
Indicative Selling Price

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

Price Range: \$310,000 to \$330,000

Provided by: Matt Leonard, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



STRATHDALE, VIC, 3550

Suburb Median Sale Price (House)

\$497,500

01 January 2020 to 31 December 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5 CLAREMONT TCE, STRATHDALE, VIC 3550

- - -

Sale Price

\$330,000

Sale Date: 05/11/2020

Distance from Property: 729m



13 MILL ST, KENNINGTON, VIC 3550

- - -

Sale Price

\$315,000

Sale Date: 23/07/2020

Distance from Property: 1.4km



8 REGENCY PL, KENNINGTON, VIC 3550

- - -

Sale Price

\$315,000

Sale Date: 29/08/2019

Distance from Property: 631m



This report has been compiled on 13/01/2021 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

2-10 HARLEY STREET, STRATHDALE, VIC 3550

Indicative selling price

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

Price Range: \$310,000 to \$330,000

Median sale price

Median price

\$497,500

Property type

House

Suburb

STRATHDALE

Period

01 January 2020 to 31 December 2020

Source

 pricfinder

Comparable property sales

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

Price

Date of sale

5 CLAREMONT TCE, STRATHDALE, VIC 3550	\$330,000	05/11/2020
13 MILL ST, KENNINGTON, VIC 3550	\$315,000	23/07/2020
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This Statement of Information was prepared

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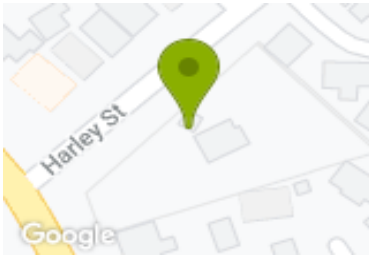
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MEDIAN SALE PRICE



STRATHDALE, VIC, 3550

Suburb Median Sale Price (House)

\$497,500

01 January 2020 to 31 December 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

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Median price

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Suburb

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