

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2A Harpin Street, Strathdale VIC 3550

### Indicative selling price

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

Range Between \$510,000 & \$550,000

### Median sale price

Median Price \$347,500

House



Suburb  
or locality

Strathdale

Period - From Jan 2017

to

Jan 2018

Source REIV

### 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 property	Price	Date of sale
1 1 Kildonnan Pl, Strathdale VIC 3550	\$480,000	28/11/2017
2 9 Harley Tce, Strathdale VIC 3550	\$540,000	20/12/2017
3 2 Sandstone Rise, Strathdale VIC 3550	\$502,000	04/11/2016