

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AE of the Estate Accepts Act 1000

			Section 477	a of the Estate	Agents Act 1900
Property offered for	sale				·
Address Including suburb or locality andpostcode	The Butcher Guest, Guaridate vio 6666				
Indicative selling pri	ce				
For the meaning of this	orice see consu	mer.vic.gov.au/	underquoting/		
Range between \$440,	000	&	\$470,000		
Median sale price					
Median price \$478,5	00 House	e X Ł	Jnit	Suburb or locality	Strathdale
Period - From 01/04/2	2019 to 3	0/06/2019	Source	REIV	
Comparable property	/ sales (*Dele	te A or B held	ow as annlical	hle)	

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	47 Harley St STRATHDALE 3550	\$445,000	22/03/2019
2	3 Primrose Ct KENNINGTON 3550	\$430,000	10/12/2018
3	14 Butcher St STRATHDALE 3550	\$425,000	08/11/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last eighteen months.





Account - Dungey Carter Ketterer | P: 03 5440 5000



Indicative Selling Price \$440.000 - \$470.000







Rooms:

Property Type: House Land Size: 819 sqm approx

Agent Comments

Median House Price June quarter 2019: \$478,500

Comparable Properties



47 Harley St STRATHDALE 3550 (VG)





Price: \$445,000 Method: Sale Date: 22/03/2019 Rooms: -

Property Type: House (Res)

Land Size: 671 sqm approx





Price: \$430.000 Method: Private Sale Date: 10/12/2018 Rooms: 6

Property Type: House Land Size: 674 sqm approx Agent Comments

Agent Comments



14 Butcher St STRATHDALE 3550 (REI/VG)





Price: \$425,000 Method: Private Sale Date: 08/11/2018

Rooms: 9

Property Type: House Land Size: 762 sqm approx Agent Comments

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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.

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