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

177 Reservoir Road, Strathdale Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$520,000					
Median sale pi	rice									
Median price	\$685,000	Pro	operty Type	Hou	se		Suburb	Strathdale		
Period - From	01/10/2022	to	31/12/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	147 Reservoir Rd STRATHDALE 3550	\$500,000	07/12/2022
2	147 Reservoir Rd STRATHDALE 3550	\$500,000	07/12/2022
3	211 St Aidans Rd STRATHDALE 3550	\$445,000	10/01/2023

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:

18/03/2023 13:46



DCKI

Josie Caruso 0429 014 411 josie@dck.com.au





Property Type: House **Land Size:** 676 sqm approx Agent Comments Indicative Selling Price \$500,000 - \$520,000 Median House Price December quarter 2022: \$685,000

Comparable Properties



147 Reservoir Rd STRATHDALE 3550 (REI/VG) Agent Comments



Price: \$500,000 Method: Private Sale Date: 07/12/2022 Property Type: House Land Size: 574 sqm approx



147 Reservoir Rd STRATHDALE 3550 (REI/VG) Agent Comments



Price: \$500,000 Method: Private Sale Date: 07/12/2022 Property Type: House Land Size: 574 sqm approx



211 St Aidans Rd STRATHDALE 3550 (REI/VG) Agent Comments



Price: \$445,000 Method: Private Sale Date: 10/01/2023 Property Type: House Land Size: 607 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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