## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$599,900

# Property offered for sale

Address	13 Manallack Street, Golden Square Vic 3555
Including suburb or	·
locality and postcode	

#### Indicative selling price

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

Single price \$599,000

16 Steane St KENNINGTON 3550

#### Median sale price

Median price \$330,000	Property Typ	House	Suburb	Golden Square
Period - From 01/10/2018	to 30/09/20	19 Sc	ource 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.

Address of comparable property		Price	Date of sale
1	1 Chelsea Blvd STRATHDALE 3550	\$600,000	11/09/2019
2	9 Wolstencroft St FLORA HILL 3550	\$600,000	26/02/2019

#### OR

3

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:	28/11/2019 17:00



25/05/2019



Justin Pell C.A.R. 0408 949 775 justin@dck.com.au





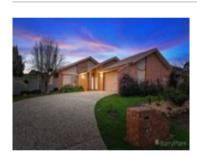




Property Type: Land Land Size: 735 sqm approx **Agent Comments** 

**Indicative Selling Price** \$599,000 **Median House Price** Year ending September 2019: \$330,000

# Comparable Properties



1 Chelsea Blvd STRATHDALE 3550 (REI/VG)



Price: \$600,000 Method: Private Sale Date: 11/09/2019 Property Type: House Land Size: 800 sqm approx **Agent Comments** 



9 Wolstencroft St FLORA HILL 3550 (REI/VG)





Price: \$600,000 Method: Private Sale Date: 26/02/2019

Rooms: 6

Property Type: House Land Size: 461 sqm approx Agent Comments



16 Steane St KENNINGTON 3550 (VG)



Price: \$599,900 Method: Sale Date: 25/05/2019

Property Type: House (Res) Land Size: 330 sqm approx

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



