

adam@dck.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address	20 Eamont Court, Strathfieldsaye Vic 3551
Including suburb or	•
locality andpostcode	

Indicative selling price

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

Single price \$389,000

Median sale price

Median price	\$465,000	Ηοι	ise X	Unit		Suburb or locality	Strathfieldsaye
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Ad	dress of comparable property	Price	Date of sale
1	16 Uxbridge St STRATHFIELDSAYE 3551	\$385,000	20/10/2017
2	34 Candlewood Dr STRATHFIELDSAYE 3551	\$382,500	08/11/2016
3	7 Elsworth Dr STRATHFIELDSAYE 3551	\$375,000	23/12/2016

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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

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Adam Smith C.A.R. 5440 5012 0408 276 484

\$389,000 **Median House Price** June quarter 2018: \$465,000

adam@dck.com.au **Indicative Selling Price**



Rooms:

Property Type: House Land Size: 532 sqm approx

Agent Comments

Comparable Properties



16 Uxbridge St STRATHFIELDSAYE 3551 (REI/VG)

--3

Price: \$385,000 Method: Private Sale Date: 20/10/2017 Rooms: 4

Property Type: House Land Size: 715 sqm approx **Agent Comments**



34 Candlewood Dr STRATHFIELDSAYE 3551

(REI/VG)

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Price: \$382,500 Method: Private Sale Date: 08/11/2016 Rooms: 5

Property Type: House Land Size: 662 sqm approx **Agent Comments**

Agent Comments



7 Elsworth Dr STRATHFIELDSAYE 3551

(REI/VG)



Price: \$375,000 Method: Private Sale Date: 23/12/2016 Rooms: 5

Property Type: House Land Size: 500 sqm approx

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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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