

# 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

12 Cheriton Drive, Strathdale Vic 3550

### Indicative selling price

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

Range between \$525,000 & \$555,000

### Median sale price

Median price \$671,250

Property Type House

Suburb Strathdale

Period - From 01/01/2022

to 31/12/2022

Source 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	77 Ellis St FLORA HILL 3550	\$589,999	10/01/2023
2	26 James St STRATHDALE 3550	\$535,000	22/03/2023
3	10 Mccalman Ct STRATHDALE 3550	\$530,000	27/10/2022

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:

12/04/2023 10:21

12 Cheriton Drive, Strathdale Vic 3550



Marc Cox CAR (REIV)  
0419 915 273  
marc@dck.com.au



4 3 2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$525,000 - \$555,000  
**Median House Price**  
Year ending December 2022: \$671,250

## Comparable Properties



**77 Ellis St FLORA HILL 3550 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$589,999  
**Method:** Private Sale  
**Date:** 10/01/2023  
**Property Type:** House  
**Land Size:** 636 sqm approx



**26 James St STRATHDALE 3550 (REI)**

**Agent Comments**

4 2 2

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 22/03/2023  
**Property Type:** House  
**Land Size:** 974 sqm approx



**10 McCalman Ct STRATHDALE 3550 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 27/10/2022  
**Property Type:** House  
**Land Size:** 680 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**



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