Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	2/16 Mayfield Parade, Strathdale Vic 3550	
Including suburb and		

Including suburb and postcode

Indicative selling price

Property offered for sale

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

Range between \$495,000 & \$525,000

Median sale price

Median price	\$405,000	Pro	perty Type U	nit	Suburb	Strathdale
Period - From	28/04/2021	to	27/04/2022	Sou	ırce REIV	8 '

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale	
1	2/2 Greenwood Dr KENNINGTON 3550	\$530,000	02/12/2021	
2	1/16 Peppertree Gr STRATHDALE 3550	\$530,000	15/11/2021	
3	2/67-71 Osborne St FLORA HILL 3550	\$515,000	01/04/2022	

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/04/2022 12:53





Leonie Butler CEA (REIV) 0417 521 661 leonie@dck.com.au





Property Type: House (Previously Occupied - Detached) **Agent Comments**

Indicative Selling Price \$495,000 - \$525,000 Median Unit Price 28/04/2021 - 27/04/2022: \$405,000

Comparable Properties

2/2 Greenwood Dr KENNINGTON 3550 (VG)

Agent Comments

Price: \$530.000 Method: Sale Date: 02/12/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit



1/16 Peppertree Gr STRATHDALE 3550 (VG)

Agent Comments

Price: \$530,000 Method: Sale Date: 15/11/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 447 sqm approx



2/67-71 Osborne St FLORA HILL 3550 (REI)

Agent Comments

Price: \$515,000 Method: Private Sale

Date: 01/04/2022 Property Type: House

Account - Dungey Carter Ketterer | P: 03 5440 5000





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