

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 andpostcode	1 Kadina Court, Strathfieldsaye Vic 3551					

Indicative selling price

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Range between	\$395,000	&	\$415,000
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Median sale price

Median price	\$440,000	Hou	ise X	Unit		Suburb or locality	Strathfieldsaye
Period - From	01/10/2016	to	30/09/2017		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	55 Arthurs Cr STRATHFIELDSAYE 3551	\$428,000	28/02/2017
2	5 Cumberland Tce STRATHFIELDSAYE 3551	\$415,000	31/03/2017
3	30 Lanark Dr JUNORTOUN 3551	\$375,000	19/09/2017

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.







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Indicative Selling Price \$395,000 - \$415,000 **Median House Price** Year ending September 2017: \$440,000





Property Type: Land Land Size: 826 sqm approx

Agent Comments

Comparable Properties

55 Arthurs Cr STRATHFIELDSAYE 3551 (VG)





Price: \$428,000 Method: Sale Date: 28/02/2017

Rooms: -

Property Type: House (Res) Land Size: 760 sqm approx

5 Cumberland Tce STRATHFIELDSAYE 3551

(VG)







Price: \$415.000 Method: Sale Date: 31/03/2017 Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 623 sqm approx

30 Lanark Dr JUNORTOUN 3551 (REI)









Price: \$375,000 Method: Private Sale Date: 19/09/2017 Rooms: 6

Property Type: House Land Size: 612 sqm approx

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





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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Agent Comments

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