# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 30 Chelsea Boulevard, Strathdale Vic 3550

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$460,000		&		\$490,000			
Median sale p	rice							
Median price	\$640,000	Pro	operty Type	Hou	se		Suburb	Strathdale
Period - From	01/10/2020	to	31/12/2020		So	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.

Ado	dress of comparable property	Price	Date of sale
1	31 Harley Tce STRATHDALE 3550	\$475,000	12/11/2020
2	4/7a Curtin St KENNINGTON 3550	\$460,000	03/12/2020
3	1/97 Lowndes St KENNINGTON 3550	\$441,000	21/01/2021

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:

24/03/2021 09:10









Property Type: House Land Size: 424 sqm approx Agent Comments

**Indicative Selling Price** \$460,000 - \$490,000 Median House Price December quarter 2020: \$640,000

# **Comparable Properties**



31 Harley Tce STRATHDALE 3550 (VG)



Price: \$475,000 Method: Sale Date: 12/11/2020 Property Type: House (Previously Occupied -Detached) Land Size: 438 sqm approx

Agent Comments

Agent Comments



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Price: \$460,000 Method: Sale Date: 03/12/2020 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



1/97 Lowndes St KENNINGTON 3550 (REI/VG) Agent Comments



Price: \$441,000 Method: Private Sale Date: 21/01/2021 Property Type: House Land Size: 447 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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.