

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

183 Guys Hill Road, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$567,365 Property Type House Suburb Strathfieldsaye

Period - From 01/01/2020 to 31/12/2020 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	4 Golden Gla STRATHDALE 3550	\$625,000	19/08/2020
2	13 Wattle Dr SPRING GULLY 3550	\$609,000	04/12/2020
3	6 Lemon Gum Dr STRATHFIELDSAYE 3551	\$590,000	21/10/2020

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:

07/04/2021 14:29

183 Guys Hill Road, Strathfieldsaye Vic 3551



Dungey Carter Ketterer
REAL ESTATE AGENTS

Justin Pell C.A.R.

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3 2 2

Rooms: 5

Property Type: House

Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median House Price

Year ending December 2020: \$567,365

Comparable Properties



4 Golden Gla STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$625,000

Method: Private Sale

Date: 19/08/2020

Rooms: 5

Property Type: House

Land Size: 735 sqm approx



13 Wattle Dr SPRING GULLY 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$609,000

Method: Private Sale

Date: 04/12/2020

Property Type: House

Land Size: 794 sqm approx



6 Lemon Gum Dr STRATHFIELDSAYE 3551 (VG)

Agent Comments

3 - -

Price: \$590,000

Method: Sale

Date: 21/10/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 861 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.