

Kaye Lazenby CEA (REIV) 5440 5010 0407 843 167 kaye@dck.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le
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Address	20 Camden Way, Strathfieldsaye Vic 3551
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$172,500

Median sale price

Median price	\$450,000	Hou	ise X	Unit		Suburb or locality	Strathfieldsaye
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

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

Α* 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.

Address of comparable property

Ad	dress of comparable property	Price	Date of sale
1	49 Bakers La STRATHFIELDSAYE 3551	\$175,000	19/10/2018
2	27 Camden Way STRATHFIELDSAYE 3551	\$175,000	10/01/2018
3	21 Camden Way STRATHFIELDSAYE 3551	\$174,000	17/07/2018

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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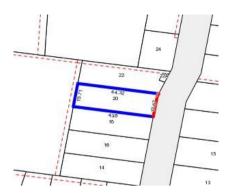
> Indicative Selling Price \$172,500 Median House Price

Year ending September 2018: \$450,000

Pooms:

Property Type: Land **Land Size:** 689 sqm approx

Agent Comments



Comparable Properties

49 Bakers La STRATHFIELDSAYE 3551 (VG)

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Price: \$175,000 Method: Sale Date: 19/10/2018

Rooms: -

Property Type: Land Land Size: 720 sqm approx

27 Camden Way STRATHFIELDSAYE 3551

(VG)

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Price: \$175,000 Method: Sale Date: 10/01/2018 Rooms: -

Property Type: Land Land Size: 787 sqm approx

21 Camden Way STRATHFIELDSAYE 3551

(VG)

Price: \$174,000 Method: Sale Date: 17/07/2018 Rooms: -

Property Type: Land Land Size: 668 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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