

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

4 DENSON STREET, STRATHMERTON, VIC 3641

Indicative selling price

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

Single Price: \$210,000

Median sale price

Median price

\$216,250

Property type

House

Suburb

STRATHMERTON

Period

01 April 2019 to 31 March 2020

Source

 pricefinder

Comparable property sales

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

Price

Date of sale

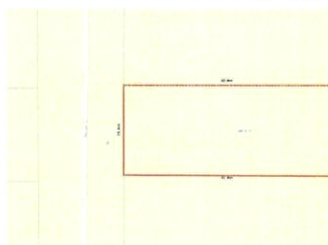
18 PATRICK ST, STRATHMERTON, VIC 3641	\$302,500	01/07/2019
102 MAIN ST, STRATHMERTON, VIC 3641	\$130,000	04/07/2019
24 PATRICK ST, STRATHMERTON, VIC 3641	\$150,000	23/12/2019

This Statement of Information was prepared

22/06/2020

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 DENSON STREET, STRATHMERTON,



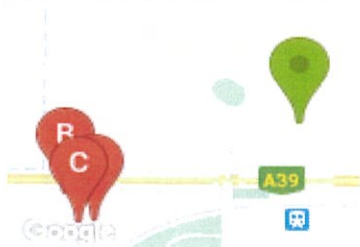
Indicative Selling Price

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

Single Price: \$210,000

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



STRATHMERTON, VIC, 3641

Suburb Median Sale Price (House)

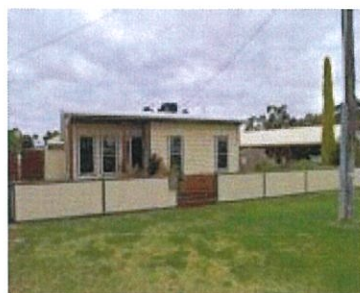
\$216,250

01 April 2019 to 31 March 2020

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



18 PATRICK ST, STRATHMERTON, VIC

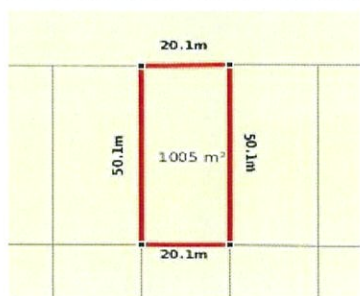


Sale Price

\$302,500

Sale Date: 01/07/2019

Distance from Property: 807m



102 MAIN ST, STRATHMERTON, VIC 3641



Sale Price

\$130,000

Sale Date: 04/07/2019

Distance from Property: 860m



24 PATRICK ST, STRATHMERTON, VIC



Sale Price

\$150,000

Sale Date: 23/12/2019

Distance from Property: 861m



This report has been compiled on 22/06/2020 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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