

# 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

9 Lillie Lane, Strathdale Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,275,000

&

\$1,325,000

### Median sale price

Median price \$535,000

Property Type House

Suburb Strathdale

Period - From 01/07/2020

to 30/09/2020

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 eighteen 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	7a Michael St KENNINGTON 3550	\$1,415,000	05/11/2019
2			
3			

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.~~

This Statement of Information was prepared on:

06/01/2021 14:34

9 Lillie Lane, Strathdale Vic 3550



Dungey Carter Ketterer  
REAL ESTATE AGENTS

Marc Cox CAR (REIV)

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5 3 2

**Property Type:** House (Res)

**Land Size:** 768 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,275,000 - \$1,325,000

**Median House Price**

September quarter 2020: \$535,000

## Comparable Properties



**7a Michael St KENNINGTON 3550 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$1,415,000

**Method:** Private Sale

**Date:** 05/11/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 859 sqm approx

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.

**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.