

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Troporty officious for t	
Address Including suburb or locality andpostcode	

Indicative selling price

Property offered for sale

Eartha	maanina	of thic n	riaa aaa	consumer.vi	0.000	/undarau	atina
гог ше	meaning	บเ แแร ม	nce see	CONSUMER.VI	C.uov.au/	unaerau	Juria

Range between \$650,000	&	\$675,000
-------------------------	---	-----------

Median sale price

Median price	\$424,250	Hou	ıse X	Unit		Suburb or locality	Strathdale
Period - From	01/01/2019	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	49 Race St FLORA HILL 3550	\$650,000	21/11/2017
2	9 Figtree La STRATHDALE 3550	\$636,000	16/04/2018
3	25 Herbert Av STRATHDALE 3550	\$595,000	12/01/2018

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.

Account - Dungey Carter Ketterer | P: 03 5440 5000

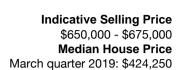




Generated: 01/05/2019 16:12



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





Rooms:

Property Type: House Land Size: 1200 sqm approx

Agent Comments

Comparable Properties



49 Race St FLORA HILL 3550 (REI/VG)



Price: \$650,000 Method: Private Sale

Date: 21/11/2017 Rooms: 6

Property Type: House

Land Size: 1691 sqm approx

Agent Comments



9 Figtree La STRATHDALE 3550 (REI/VG)

-5





Price: \$636,000 Method: Private Sale Date: 16/04/2018

Rooms: 7

Property Type: House Land Size: 840 sqm approx Agent Comments



25 Herbert Av STRATHDALE 3550 (REI/VG)





Price: \$595,000 Method: Private Sale Date: 12/01/2018

Rooms: 6

Property Type: House Land Size: 1570 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000





Generated: 01/05/2019 16:12