

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

12 Claremont Terrace, Strathdale Vic 3550

Indicative selling price

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

Range between \$715,000

&

\$740,000

Median sale price

Median price \$505,000

Property Type House

Suburb Strathdale

Period - From 01/07/2019

to

30/06/2020

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	2 Hanover Pl STRATHFIELDSAYE 3551	\$740,275	16/03/2020
2	28 Harpin St STRATHDALE 3550	\$715,000	16/10/2019
3	2a Marinna Ct STRATHDALE 3550	\$711,000	04/08/2020

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:

21/09/2020 13:19

12 Claremont Terrace, Strathdale Vic 3550



Leonie Butler CEA (REIV)
0417 521 661
leonie@dck.com.au



4 bedrooms - 2 bathrooms - 2 cars

Property Type: House (Res)
Land Size: 842 sqm approx
Agent Comments

Indicative Selling Price
\$715,000 - \$740,000
Median House Price
Year ending June 2020: \$505,000

Comparable Properties



2 Hanover Pl STRATHFIELD SAYE 3551 (REIV/G)

Agent Comments

4 bedrooms - 3 bathrooms - 3 cars

Price: \$740,275
Method: Private Sale
Date: 16/03/2020
Rooms: 7
Property Type: House
Land Size: 853 sqm approx



28 Harpin St STRATHDALE 3550 (VG)

Agent Comments

4 bedrooms - 2 bathrooms - 2 cars

Price: \$715,000
Method: Sale
Date: 16/10/2019
Property Type: House (Res)
Land Size: 790 sqm approx



2a Marinna Ct STRATHDALE 3550 (REIV/G)

Agent Comments

4 bedrooms - 2 bathrooms - 2 cars

Price: \$711,000
Method: Private Sale
Date: 04/08/2020
Rooms: 6
Property Type: House
Land Size: 393 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.