

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

. ,	
Address Including suburb or locality andpostcode	

Indicative selling price

Property offered for sale

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

Range between	\$345,000	&	\$365,000
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Median sale price

Median price	\$478,500	Hou	ıse X	Unit		Suburb or locality	Strathdale
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

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

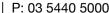
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	11 Marnie Rd KENNINGTON 3550	\$371,000	02/11/2018
2	80 Neale St KENNINGTON 3550	\$360,000	20/06/2018
3	15 Strathdale Cr STRATHDALE 3550	\$357,000	23/07/2018

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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Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au

Indicative Selling Price \$345,000 - \$365,000 Median House Price June quarter 2019: \$478,500



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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1158 sqm approx

Agent Comments

Comparable Properties



11 Marnie Rd KENNINGTON 3550 (VG)

3





Price: \$371,000 Method: Sale Date: 02/11/2018

Rooms: -

Property Type: House (Res) **Land Size:** 1053 sqm approx

80 Neale St KENNINGTON 3550 (VG)

3





Price: \$360,000 Method: Sale Date: 20/06/2018

Rooms: -

Property Type: House (Res) **Land Size:** 1012 sqm approx

15 Strathdale Cr STRATHDALE 3550 (REI/VG)

2



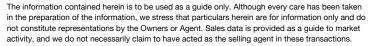
Price: \$357,000 Method: Private Sale Date: 23/07/2018 Rooms: 5

Property Type: House Land Size: 839 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000







Agent Comments

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