Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2/22 Chelsea Boulevard, Strathdale Vic 3550

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$630,000		&		\$670,000)		
Median sale p	rice							
Median price	\$657,500	Pro	operty Type	Hou	se		Suburb	Strathdale
Period - From	28/03/2022	to	27/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	19a Cousins St STRATHDALE 3550	\$670,000	27/10/2022
2	63a Marnie Rd KENNINGTON 3550	\$670,000	19/05/2022
3	13 Irkara Dr KENNINGTON 3550	\$665,000	24/08/2022

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:

28/03/2023 11:49





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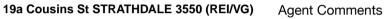
Property Type: Agent Comments

Indicative Selling Price \$630,000 - \$670,000 Median House Price 28/03/2022 - 27/03/2023: \$657,500

Comparable Properties









Price: \$670,000 Method: Private Sale Date: 27/10/2022 Property Type: House Land Size: 421.94 sqm approx



Agent Comments



13 Irkara Dr KENNINGTON 3550 (REI/VG)





Price: \$665,000 Method: Private Sale Date: 24/08/2022 Property Type: House Land Size: 675 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata

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