

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

2/2 Tenzing Court, Strathdale Vic 3550

Indicative selling price

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

Single price

\$349,500

Median sale price

Median price

\$445,000

Property Type

Unit

Suburb

Strathdale

Period - From

13/03/2023

to

12/03/2024

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.

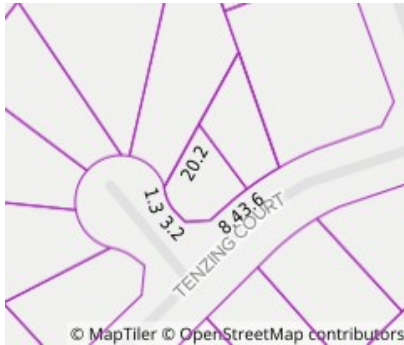
	Address of comparable property	Price	Date of sale
1	4/2 Rodney St FLORA HILL 3550	\$360,000	22/09/2023
2	4/6 Clarke St KENNINGTON 3550	\$350,000	12/01/2024
3	2/1 Derby Gr FLORA HILL 3550	\$345,000	08/11/2023

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:

13/03/2024 15:41



Property Type:
Agent Comments

Indicative Selling Price

\$349,500

Median Unit Price

13/03/2023 - 12/03/2024: \$445,000

Comparable Properties



4/2 Rodney St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 22/09/2023

Property Type: Unit

Land Size: 200 sqm approx



4/6 Clarke St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 12/01/2024

Property Type: Unit



2/1 Derby Gr FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 08/11/2023

Property Type: Unit

Land Size: 372 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000