

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

27 Isabella Grove, Strathdale Vic 3550

Indicative selling price

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

Single price

\$769,000

Median sale price

Median price

\$510,000

Property Type

House

Suburb

Strathdale

Period - From

01/10/2019

to

31/12/2019

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 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	27 Mill St KENNINGTON 3550	\$790,000	14/01/2019
2	22 Maxwell Cr STRATHDALE 3550	\$785,000	06/06/2019
3	11 Bronwyn Ct SPRING GULLY 3550	\$755,000	25/06/2019

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:

10/02/2020 15:22

27 Isabella Grove, Strathdale Vic 3550



Marc Cox CAR (REIV)
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3 2 2

Property Type: House
Land Size: 787 sqm approx
Agent Comments

Indicative Selling Price
\$769,000

Median House Price
December quarter 2019: \$510,000

Comparable Properties



27 Mill St KENNINGTON 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000
Method: Private Sale
Date: 14/01/2019
Rooms: 5
Property Type: House



22 Maxwell Cr STRATHDALE 3550 (REI)

Agent Comments

4 2 2

Price: \$785,000
Method: Private Sale
Date: 06/06/2019
Rooms: 6
Property Type: House
Land Size: 1500 sqm approx



11 Bronwyn Ct SPRING GULLY 3550 (REI/VG)

Agent Comments

4 3 2

Price: \$755,000
Method: Private Sale
Date: 25/06/2019
Rooms: 7
Property Type: House
Land Size: 1010 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.