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

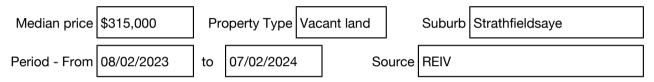
30 Wallaroo Avenue, Strathfieldsaye Vic 3551

Indicative selling price

For the meaning of this		

Single price \$310,000

Median sale price



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	10 Wanjel St STRATHFIELDSAYE 3551	\$342,500	13/09/2022
2	Dukes La STRATHFIELDSAYE 3551	\$329,000	22/09/2023
3	24 Neon Cr STRATHFIELDSAYE 3551	\$325,000	27/11/2023

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:

08/02/2024 18:48



30 Wallaroo Avenue, Strathfieldsaye Vic 3551



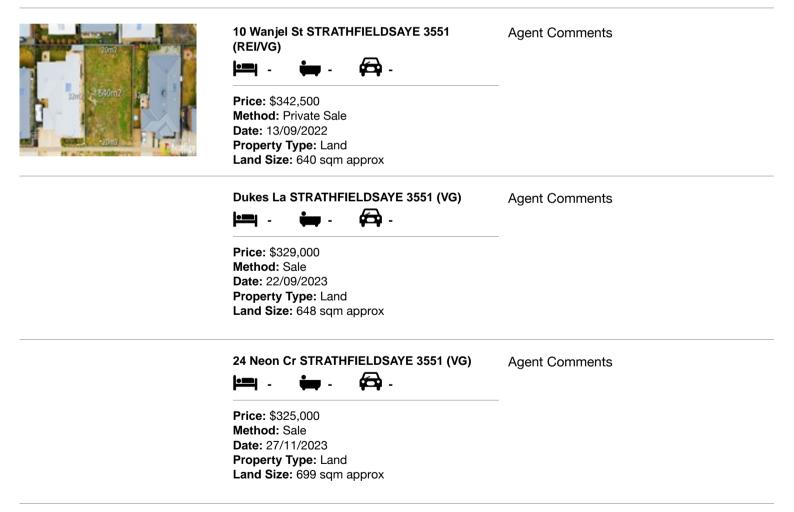
Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au





Property Type: Vacant Land **Land Size:** 576 sqm approx Agent Comments Indicative Selling Price \$310,000 Median Land Price 08/02/2023 - 07/02/2024: \$315,000

Comparable Properties



Account - Dungey Carter Ketterer | P: 03 5440 5000

propertydata



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