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

1/18A Elwood Drive, Strathdale Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$890,000		&		\$950,000			
Median sale price								
Median price	\$685,000	Pro	Property Type Hous		se		Suburb	Strathdale
Period - From	01/04/2021	to	31/03/2022		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	20 Wildwood Dr STRATHDALE 3550	\$945,000	24/01/2022
2	2 Carnegie Way BENDIGO 3550	\$895,000	28/04/2021
3	5 Atkinson St BENDIGO 3550	\$890,000	19/01/2022

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:

15/06/2022 11:55



1/18A Elwood Drive, Strathdale Vic 3550



Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au





Property Type: Agent Comments Indicative Selling Price \$890,000 - \$950,000 Median House Price Year ending March 2022: \$685,000

Comparable Properties

20 Wildwood Dr STRATHDALE 3550 (VG) 20 Wildwood	Agent Comments
2 Carnegie Way BENDIGO 3550 (REI/VG) 2 2 2 2 Price: \$895,000 Method: Private Sale Date: 28/04/2021 Property Type: House Land Size: 390 sqm approx	Agent Comments
5 Atkinson St BENDIGO 3550 (REI/VG) 4 2 2 1 Price: \$890,000 Method: Private Sale Date: 19/01/2022 Property Type: House Land Size: 558 sqm approx	Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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