

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

18 Plante Court, Strathdale Vic 3550

Indicative selling price

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

Range between \$407,500 & \$435,000

Median sale price

Median price \$478,500

Property Type House

Suburb Strathdale

Period - From 01/04/2019

to 30/06/2019

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	11 Wildwood Dr STRATHDALE 3550	\$420,000	18/03/2019
2	153 Harley St STRATHDALE 3550	\$415,000	05/11/2018
3	2 Butcher St STRATHDALE 3550	\$410,000	14/06/2019

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:

26/09/2019 17:28

18 Plante Court, Strathdale Vic 3550



Leonie Butler CEA (REIV)
0417 521 661
leonie@dck.com.au



3 bedrooms - 1 car

Property Type: House (Previously Occupied - Detached)
Land Size: 847 sqm approx
Agent Comments

Indicative Selling Price
\$407,500 - \$435,000
Median House Price
June quarter 2019: \$478,500

Comparable Properties



11 Wildwood Dr STRATHDALE 3550 (REI/VG)

Agent Comments

3 bedrooms - 2 cars

Price: \$420,000
Method: Private Sale
Date: 18/03/2019
Rooms: 5
Property Type: House
Land Size: 865 sqm approx



153 Harley St STRATHDALE 3550 (VG)

Agent Comments

3 bedrooms - 1 car

Price: \$415,000
Method: Sale
Date: 05/11/2018
Property Type: House (Res)
Land Size: 801 sqm approx



2 Butcher St STRATHDALE 3550 (VG)

Agent Comments

3 bedrooms - 1 car

Price: \$410,000
Method: Sale
Date: 14/06/2019
Property Type: House (Res)
Land Size: 656 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.