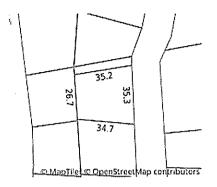
## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

		Occion Time o	Tine Estate F	igenia Act 1000
Property offered for sale	•			
Address Including suburb or locality and postcode	Button Street, Strathdale V	ic 3550		
ndicative selling price				
For the meaning of this price	e see consumer.vic.gov.au/	underquoting		
Single price \$360,000				
Median sale price				
Median price \$240,000	Property Type Vaca	nt land Sub	ourb	
Period - From 05/03/2019	to 04/03/2020	Source REI	V	
Comparable property sales (*Delete A or B below as applicable)				
	-properties sold-within-five l at the estate agent or agent sale			
Address of comparable property			Price	Date of sale
1 15 Harley Tce STRATHDALE 3550			\$440,000	20/09/2019
2 8 Regency PI KENNINGTON 3550			\$315,000	05/09/2019
3				
OR				
	agent's representative reas d within five kilometres of th			
Thi	is Statement of Information	was prepared on:	05/03/2	2020 16:01







Indicative Selling Price \$360,000 Median Land Price 05/03/2019 - 04/03/2020: \$240,000

## Comparable Properties

15 Harley Tce STRATHDALE 3550 (VG)

. 🟣 . 🛱

Price: \$440,000 Method: Sale Date: 20/09/2019 Property Type: Land Land Size: 1556 sqm approx Agent Comments



8 Regency PI KENNINGTON 3550 (REI/VG)

4 - 🛏 - 🛱

Price: \$315,000 Method: Private Sale Date: 05/09/2019 Property Type: Land Land Size: 814 sqm approx Agent Comments

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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000



