

marc@dck.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb or locality andpostcode	191 Reservoir Road, Strathdale Vic 3550

Indicative selling price

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

Range between	\$330,000	&	\$350,000
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Median sale price

Median price	\$445,000	Hou	se X	Unit		Suburb or locality	Strathdale
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

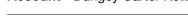
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	13 Powells Av STRATHDALE 3550	\$350,000	15/03/2018
2	31 Beischer St STRATHDALE 3550	\$345,000	06/03/2018
3	67 Curtin St FLORA HILL 3550	\$337,000	12/12/2017

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 eighteen months.





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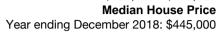






Marc Cox CAR (REIV) (03) 5440 5021 0419 915 273 marc@dck.com.au

Indicative Selling Price \$330,000 - \$350,000 **Median House Price**





Property Type: House (Previously

Occupied - Detached) Land Size: 796 sqm approx

Agent Comments

Comparable Properties



13 Powells Av STRATHDALE 3550 (REI/VG)





Price: \$350,000 Method: Auction Sale Date: 15/03/2018 Rooms: 4

Property Type: House (Res) Land Size: 644 sqm approx

31 Beischer St STRATHDALE 3550 (VG)

=3





Price: \$345.000 Method: Sale Date: 06/03/2018

Rooms: -

Property Type: House (Res) Land Size: 812 sqm approx









Price: \$337,000 Method: Private Sale Date: 12/12/2017 Rooms: 4

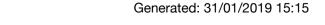
Land Size: 600 sqm approx





Property Type: House

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050







Agent Comments

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