

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

29 Brudian Drive, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price

\$225,000

Median sale price

Median price

\$169,000

Property Type

Vacant land

Suburb

Strathfieldsaye

Period - From

09/07/2019

to

08/07/2020

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	32 Arthurs Cr STRATHFIELDSAYE 3551	\$220,000	15/05/2019
2	14 Cadella Way STRATHFIELDSAYE 3551	\$215,000	14/06/2019
3	19 Cumberland Tce STRATHFIELDSAYE 3551	\$215,000	16/05/2019

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:

09/07/2020 13:19

29 Brudian Drive, Strathfieldsaye Vic 3551



Dungey Carter Ketterer
REAL ESTATE AGENTS

Kaye Lazenby CEA (REIV)

0407 843 167

kaye@dck.com.au



Property Type: Land
Land Size: 861 sqm approx
Agent Comments

Indicative Selling Price

\$225,000

Median Land Price

09/07/2019 - 08/07/2020: \$169,000

Comparable Properties

32 Arthurs Cr STRATHFIELD SAYE 3551 (VG) **Agent Comments**



Price: \$220,000
Method: Sale
Date: 15/05/2019
Property Type: Land
Land Size: 959 sqm approx

14 Cadella Way STRATHFIELD SAYE 3551 (VG) **Agent Comments**



Price: \$215,000
Method: Sale
Date: 14/06/2019
Property Type: Land
Land Size: 921 sqm approx

19 Cumberland Tce STRATHFIELD SAYE 3551 (VG) **Agent Comments**



Price: \$215,000
Method: Sale
Date: 16/05/2019
Property Type: Land
Land Size: 940 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.