

Leonie Butler CEA (REIV) (03) 5440 5025 0417 521 661 leonie@dck.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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	19B Cousins Street, Strathdale Vic 3550
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$539,500
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Median sale price

Median price	\$442,500	Hou	ise X	Unit		Suburb	Strathdale
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2 Kildonnan PI STRATHDALE 3550	\$530,000	06/06/2018
2	33 Harley Tce STRATHDALE 3550	\$527,500	04/07/2018
3	14 Inverness Dr JUNORTOUN 3551	\$500,000	21/08/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

- Durigey Garter Nettere

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

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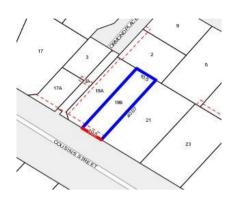
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> **Indicative Selling Price** \$539,500 **Median House Price**

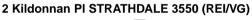
Year ending September 2018: \$442,500

Rooms: **Property Type:**

Agent Comments



Comparable Properties



Price: \$530,000 Method: Private Sale Date: 06/06/2018 Rooms: 5

Property Type: House Land Size: 557 sqm approx **Agent Comments**



33 Harley Tce STRATHDALE 3550 (REI/VG)

Price: \$527,500 Method: Private Sale Date: 04/07/2018 Rooms: 6

Property Type: House Land Size: 553 sqm approx Agent Comments

14 Inverness Dr JUNORTOUN 3551 (VG)

Price: \$500,000 Method: Sale Date: 21/08/2018 Rooms: -

Property Type: House (Res) Land Size: 496 sqm approx

Agent Comments

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