

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19B Cousins Street, Strathdale Vic 3550

Indicative selling price

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

Single price

\$539,500

Median sale price

Median price

\$442,500

House

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.

	Address of comparable property	Price	Date of sale
1	2 Kildonnann 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.

19B Cousins Street, Strathdale Vic 3550



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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



2 Kildonnann PI STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 06/06/2018
Rooms: 5
Property Type: House
Land Size: 557 sqm approx



33 Harley Tce STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$527,500
Method: Private Sale
Date: 04/07/2018
Rooms: 6
Property Type: House
Land Size: 553 sqm approx

14 Inverness Dr JUNORTOUN 3551 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 21/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 496 sqm approx