

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

1/14 Park Street, Strathdale Vic 3550

Indicative selling price

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

Range between

\$415,000

&

\$425,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Strathdale

Period - From

23/02/2023

to

22/02/2024

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	2/21 Steane St KENNINGTON 3550	\$426,000	05/11/2022
2	1/1 Nandina Ct STRATHDALE 3550	\$420,000	20/04/2023
3	3/7 Albion St KENNINGTON 3550	\$415,000	15/12/2023

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:

23/02/2024 10:38

1/14 Park Street, Strathdale Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
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Property Type:
Agent Comments

Indicative Selling Price
\$415,000 - \$425,000
Median Unit Price
23/02/2023 - 22/02/2024: \$450,000

Comparable Properties



2/21 Steane St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$426,000
Method: Private Sale
Date: 05/11/2022
Property Type: Unit



1/1 Nandina Ct STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 20/04/2023
Property Type: Unit
Land Size: 352 sqm approx



3/7 Albion St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 15/12/2023
Property Type: Unit

Account - Dungey Carter Ketterer | P: 03 5440 5000



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