

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

10 Harley Terrace, Strathdale Vic 3550

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$478,500

Property Type House

Suburb Strathdale

Period - From 01/04/2019

to 30/06/2019

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	19b Cousins St STRATHDALE 3550	\$530,000	26/03/2019
2	2 Kildonnann PI STRATHDALE 3550	\$530,000	06/06/2018
3	3 Weatherby Dr STRATHDALE 3550	\$508,000	27/09/2018

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:

17/09/2019 14:50

10 Harley Terrace, Strathdale Vic 3550



Dungey Carter Ketterer
REAL ESTATE AGENTS

Kaye Lazenby CEA (REIV)

0407 843 167

kaye@dck.com.au



3 2 2

Property Type: House

Land Size: 469 sqm approx

Agent Comments

Indicative Selling Price

\$550,000

Median House Price

June quarter 2019: \$478,500

Comparable Properties



19b Cousins St STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$530,000

Method: Private Sale

Date: 26/03/2019

Rooms: 5

Property Type: House

Land Size: 420 sqm approx



2 Kildonnann PI STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$530,000

Method: Private Sale

Date: 06/06/2018

Rooms: 5

Property Type: House

Land Size: 557 sqm approx



3 Weatherby Dr STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$508,000

Method: Private Sale

Date: 27/09/2018

Rooms: 5

Property Type: House

Land Size: 787 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.