

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

12 Cheriton Drive, Strathdale Vic 3550

Indicative selling price

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

Range between \$525,000 & \$555,000

Median sale price

Median price \$671,250 Property Type House Suburb Strathdale

Period - From 01/01/2022 to 31/12/2022 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	77 Ellis St FLORA HILL 3550	\$589,999	10/01/2023
2	26 James St STRATHDALE 3550	\$535,000	22/03/2023
3	10 Mccalman Ct STRATHDALE 3550	\$530,000	27/10/2022

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:

12/04/2023 10:21

12 Cheriton Drive, Strathdale Vic 3550



Marc Cox CAR (REIV)
0419 915 273
marc@dck.com.au



4 3 2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$525,000 - \$555,000
Median House Price
Year ending December 2022: \$671,250

Comparable Properties



77 Ellis St FLORA HILL 3550 (REI/VG)

Agent Comments

4 3 2

Price: \$589,999
Method: Private Sale
Date: 10/01/2023
Property Type: House
Land Size: 636 sqm approx



26 James St STRATHDALE 3550 (REI)

Agent Comments

4 2 2

Price: \$535,000
Method: Private Sale
Date: 22/03/2023
Property Type: House
Land Size: 974 sqm approx



10 Mccalman Ct STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$530,000
Method: Private Sale
Date: 27/10/2022
Property Type: House
Land Size: 680 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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