

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

13 Cliff Avenue, Strathdale Vic 3550

Indicative selling price

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

Range between \$470,000

&

\$485,000

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	4 Metro Ct STRATHDALE 3550	\$480,000	22/01/2019
2	163 Reservoir Rd STRATHDALE 3550	\$470,000	20/04/2018
3	24 Harley St STRATHDALE 3550	\$445,000	10/08/2018

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:

24/09/2019 13:39

13 Cliff Avenue, Strathdale Vic 3550



Dungey Carter Ketterer
REAL ESTATE AGENTS

Leonie Butler CEA (REIV)

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3 2 2

Property Type: House

Land Size: 1186 sqm approx

Agent Comments

Indicative Selling Price

\$470,000 - \$485,000

Median House Price

June quarter 2019: \$478,500

Comparable Properties



4 Metro Ct STRATHDALE 3550 (VG)

Agent Comments

4 - -

Price: \$480,000

Method: Sale

Date: 22/01/2019

Property Type: House (Res)

Land Size: 974 sqm approx



163 Reservoir Rd STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 -

Price: \$470,000

Method: Private Sale

Date: 20/04/2018

Rooms: 5

Property Type: House

Land Size: 702 sqm approx



24 Harley St STRATHDALE 3550 (REI/VG)

Agent Comments

4 3 2

Price: \$445,000

Method: Private Sale

Date: 10/08/2018

Rooms: 5

Property Type: House

Land Size: 847 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.