

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

15 Paperbark Court, Strathdale Vic 3550

Indicative selling price

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

Range between \$945,000

&

\$975,000

Median sale price

Median price \$535,000

Property Type House

Suburb Strathdale

Period - From 01/07/2020

to 30/09/2020

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 eighteen 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	58 Regent St STRATHFIELDSAYE 3551	\$950,000	17/10/2019
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

11/11/2020 15:33

15 Paperbark Court, Strathdale Vic 3550



Dungey Carter Ketterer

REAL ESTATE AGENTS

Leonie Butler CEA (REIV)

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4 2 2

Property Type: House

Land Size: 1543 sqm approx

Agent Comments

Indicative Selling Price

\$945,000 - \$975,000

Median House Price

September quarter 2020: \$535,000

Comparable Properties



58 Regent St STRATHFIELD SAYE 3551
(REI/VG)

Agent Comments

4 2 4

Price: \$950,000

Method: Private Sale

Date: 17/10/2019

Rooms: 6

Property Type: House

Land Size: 923 sqm approx

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 eighteen months.

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.