Statement of Information

Single residential property located outside the Melbourne metropolitan area

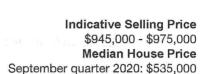
Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality and postcode 15 Paperbark Court, Strathdale Vic 3550 Indicative selling price	
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	5155.
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 compared to the property for sale.	rable-
Address of comparable property Price Date of	sale
1 58 Regent St STRATHFIELDSAYE 3551 \$950,000 17/10/20	119
2	1(1)
3	
OR	
B* The estate agent or agent's representative reasonably believes that fewer than three compara 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	





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Property Type: House Land Size: 1543 sqm approx Agent Comments

Comparable Properties



58 Regent St STRATHFIELDSAYE 3551 (REI/VG)

Price: \$950,000 Method: Private Sale Date: 17/10/2019 Rooms: 6

Property Type: House Land Size: 923 sqm approx

Agent Comments

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



