

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

155 Reservoir Road, Strathdale Vic 3550

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$430,000

Property Type

House

Suburb

Strathdale

Period - From

01/10/2018

to

30/09/2019

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	307 King St GOLDEN SQUARE 3555	\$289,000	24/09/2019
2	65 Miller St QUARRY HILL 3550	\$286,000	02/07/2019
3	9 Theodore St FLORA HILL 3550	\$280,000	18/10/2019

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:

06/11/2019 15:20

155 Reservoir Road, Strathdale Vic 3550



Kaye Lazenby CEA (REIV)
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Property Type:
Agent Comments

Indicative Selling Price
\$295,000

Median House Price
Year ending September 2019: \$430,000

Comparable Properties



307 King St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 1 3

Price: \$289,000
Method: Private Sale
Date: 24/09/2019
Rooms: 4
Property Type: House
Land Size: 476 sqm approx



65 Miller St QUARRY HILL 3550 (REI/VG) **Agent Comments**

3 1 2

Price: \$286,000
Method: Private Sale
Date: 02/07/2019
Rooms: 4
Property Type: House
Land Size: 471 sqm approx



9 Theodore St FLORA HILL 3550 (REI) **Agent Comments**

3 1 1

Price: \$280,000
Method: Private Sale
Date: 18/10/2019
Rooms: 4
Property Type: House
Land Size: 550 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.