

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

159 Reservoir Road, Strathdale Vic 3550

Indicative selling price

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

Single price

\$200,000

Median sale price

Median price

\$238,500

Property Type

Vacant land

Suburb

Strathdale

Period - From

26/05/2019

to

25/05/2020

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 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	19 Parkside Blvd STRATHDALE 3550	\$240,000	26/11/2019
2	13 Benwerren CI STRATHDALE 3550	\$237,000	03/03/2020
3	27 Hesse Av FLORA HILL 3550	\$222,500	13/05/2019

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:

26/05/2020 14:52

159 Reservoir Road, Strathdale Vic 3550



Dungey Carter Ketterer
REAL ESTATE AGENTS

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Property Type:

Agent Comments

Indicative Selling Price

\$200,000

Median Land Price

26/05/2019 - 25/05/2020: \$238,500

Comparable Properties



19 Parkside Blvd STRATHDALE 3550 (REI)

Agent Comments



Price: \$240,000

Method: Private Sale

Date: 26/11/2019

Property Type: Land

Land Size: 775 sqm approx



13 Benwerren CI STRATHDALE 3550 (VG)

Agent Comments



Price: \$237,000

Method: Sale

Date: 03/03/2020

Property Type: Land

Land Size: 437 sqm approx

27 Hesse Av FLORA HILL 3550 (VG)

Agent Comments



Price: \$222,500

Method: Sale

Date: 13/05/2019

Property Type: Land

Land Size: 853 sqm approx