

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

2/19 Pinnaroo Court, Strathdale Vic 3550

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$507,500

Property Type

Unit

Suburb

Strathdale

Period - From

20/12/2022

to

19/12/2023

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	1/1 Nandina Ct STRATHDALE 3550	\$420,000	20/04/2023
2	2/50 Marnie Rd KENNINGTON 3550	\$405,000	09/11/2023
3	103 Neale St FLORA HILL 3550	\$395,000	17/11/2023

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:

20/12/2023 12:21



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$410,000

Median Unit Price

20/12/2022 - 19/12/2023: \$507,500

Comparable Properties



1/1 Nandina Ct STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 20/04/2023

Property Type: Unit

Land Size: 352 sqm approx



2/50 Marnie Rd KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 09/11/2023

Property Type: Unit

Land Size: 262 sqm approx



103 Neale St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 17/11/2023

Property Type: Unit

Land Size: 218 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000