

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/4 Mayer Court, Strathdale Vic 3550

Indicative selling price

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

Range between \$370,000

&

\$390,000

Median sale price

Median price \$578,000

Property Type House

Suburb Strathdale

Period - From 20/07/2020

to

19/07/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	15 Clarence Av KENNINGTON 3550	\$410,000	28/05/2021
2	1/7 Paperbark Ct STRATHDALE 3550	\$404,000	13/05/2021
3	15 Glencoe St KENNINGTON 3550	\$380,000	15/04/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/07/2021 14:26



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000
Median House Price
20/07/2020 - 19/07/2021: \$578,000

Comparable Properties

15 Clarence Av KENNINGTON 3550 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 28/05/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 655 sqm approx



1/7 Paperbark Ct STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$404,000
Method: Private Sale
Date: 13/05/2021
Property Type: House

15 Glencoe St KENNINGTON 3550 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 15/04/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 590 sqm approx