

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

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Property offered for sale									
Add Including subur locality andposto	b or	2/6 Reception Avenue, Strathdale Vic 3550							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	\$220,000		\$2	235,000					
Median sale price*									
Median price		House	Unit		Suburb or locality	Strathdale			
Period - From		to		Source					
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									

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 comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6/25 Nish St FLORA HILL 3550	\$227,000	22/02/2019
2	1/4 Kooyong Cl KENNINGTON 3550	\$227,000	15/02/2018
3	2/21 Desmond St STRATHDALE 3550	\$216,000	29/08/2018

#### 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 eighteen months.
- \* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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**Agent Comments** 

"This advice does not form part of this Statement of Information \* Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

## Comparable Properties



6/25 Nish St FLORA HILL 3550 (VG)

Price: \$227,000 Method: Sale Date: 22/02/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



1/4 Kooyong CI KENNINGTON 3550 (REI/VG)







Price: \$227,000 Method: Private Sale Date: 15/02/2018 Rooms: 3

Property Type: Unit

Agent Comments



2/21 Desmond St STRATHDALE 3550 (REI/VG) Agent Comments

Price: \$216.000 Method: Private Sale Date: 29/08/2018

Rooms: 3

Property Type: House Land Size: 362 sqm approx

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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.

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