

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

2/9 Nabilla Crescent, 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 \$445,000 Property Type Unit Suburb Strathdale

Period - From 18/03/2023 to 17/03/2024 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	4/26 Woodbury St STRATHDALE 3550	\$396,187	17/01/2024
2	103 Neale St FLORA HILL 3550	\$395,000	17/11/2023
3	2/5 Clarence Av KENNINGTON 3550	\$370,000	31/08/2023

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:

18/03/2024 14:05



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000
Median Unit Price
18/03/2023 - 17/03/2024: \$445,000

Comparable Properties



4/26 Woodbury St STRATHDALE 3550 (REI/VG) Agent Comments

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Price: \$396,187
Method: Private Sale
Date: 17/01/2024
Property Type: Unit



103 Neale St FLORA HILL 3550 (REI/VG)

Agent Comments

2 1 3

Price: \$395,000
Method: Private Sale
Date: 17/11/2023
Property Type: Unit
Land Size: 218 sqm approx



2/5 Clarence Av KENNINGTON 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$370,000
Method: Private Sale
Date: 31/08/2023
Property Type: Unit
Land Size: 240 sqm approx

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