

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

26 Button Street, Strathdale Vic 3550

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$240,000

Property Type

Vacant land

Suburb

Strathdale

Period - From

05/03/2019

to

04/03/2020

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 eighteen 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 Harley Tce STRATHDALE 3550	\$440,000	20/09/2019
2	8 Regency PI KENNINGTON 3550	\$315,000	05/09/2019
3			

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.~~

This Statement of Information was prepared on:

05/03/2020 16:01

26 Button Street, Strathdale Vic 3550

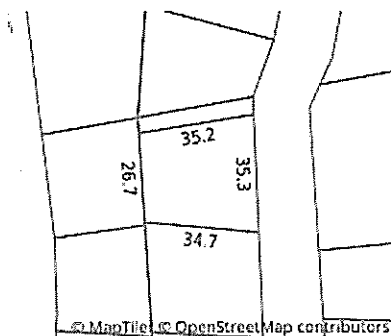


Dungey Carter Ketterer
REAL ESTATE AGENTS

Kaye Lazenby CEA (REIV)

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Property Type: Land
Land Size: 1059 sqm approx
Agent Comments

Indicative Selling Price

\$360,000

Median Land Price

05/03/2019 - 04/03/2020: \$240,000

Comparable Properties

15 Harley Tce STRATHDALE 3550 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 20/09/2019
Property Type: Land
Land Size: 1556 sqm approx



8 Regency PI KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 05/09/2019
Property Type: Land
Land Size: 814 sqm approx

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.

Account - Dungey Carter Ketterer | P: 03 5440 5000



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.