

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

37 Herbert Avenue, Strathdale Vic 3550

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$645,000

Property Type House

Suburb Strathdale

Period - From 01/01/2020

to 31/03/2020

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		
2		
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:

14/07/2020 18:32

37 Herbert Avenue, Strathdale Vic 3550



Dungey Carter Ketterer
REAL ESTATE AGENTS

Leonie Butler CEA (REIV)

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Property Type: House (Previously
Occupied - Detached)
Land Size: 2508 sqm approx
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
March quarter 2020: \$645,000

Comparable Properties

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.

Address of comparable property	Price	Date of sale

Account - Dungey Carter Ketterer | P: 03 5440 5000