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	378 Sinclairs Road, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between $495,000 & $544,500

Median sale price

Median price $230,000 Property Type Vacant land Suburb Strathfieldsaye

Period - From 11/02/2021 to 10/02/2022 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	928 Wellington St STRATHFIELDSAYE 3551	$460,000	22/10/2021
2	1/8A Braeside Dr JUNORTOUN 3551	$350,000	09/09/2021
3	8A Braeside Dr JUNORTOUN 3551	$350,000	07/10/2021

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: 11/02/2022 16:10

378 Sinclairs Road, Strathfieldsaye Vic 3551

Josie Caruso
0429 014 411
josie@dck.com.au

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Property Type: Hobby Farm < 20 ha
Land Size: 17680 sqm approx

Agent Comments

Indicative Selling Price
$495,000 - $544,500
Median Land Price
11/02/2021 - 10/02/2022: $230,000

Comparable Properties

928 Wellington St STRATHFIELDSAYE 3551 (VG)

- - -

Agent Comments

Price: $460,000
Method: Sale
Date: 22/10/2021
Property Type: Land
Land Size: 2026 sqm approx

1/8A Braeside Dr JUNORTOUN 3551 (VG)

- - -

Agent Comments

Price: $350,000
Method: Sale
Date: 09/09/2021
Property Type: Land
Land Size: 2209 sqm approx

8A Braeside Dr JUNORTOUN 3551 (REI)

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Agent Comments

Price: $350,000
Method: Private Sale
Date: 07/10/2021
Property Type: Land
Land Size: 2209.08 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000

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