

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

6 Albert Avenue, Strathdale Vic 3550

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$375,000

**Median sale price**

Median price \$430,000

Property Type House

Suburb Strathdale

Period - From 01/10/2018

to 30/09/2019

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 | 3 Hewitt Av KENNINGTON 3550    | \$385,000 | 02/10/2019   |
| 2 | 11 Rosemary Av STRATHDALE 3550 | \$367,500 | 10/10/2019   |
| 3 | 36 Powells Av STRATHDALE 3550  | \$360,000 | 27/11/2019   |

**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:

03/12/2019 14:02

6 Albert Avenue, Strathdale Vic 3550



Kaye Lazenby CEA (REIV)  
0407 843 167  
kaye@dck.com.au



3 2 2

**Property Type:** House  
**Land Size:** 618 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$375,000

**Median House Price**  
Year ending September 2019: \$430,000

## Comparable Properties



3 Hewitt Av KENNINGTON 3550 (REI/VG)

**Agent Comments**

3 1 3

**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 02/10/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 660 sqm approx



11 Rosemary Av STRATHDALE 3550 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$367,500  
**Method:** Private Sale  
**Date:** 10/10/2019  
**Property Type:** House  
**Land Size:** 715 sqm approx



36 Powells Av STRATHDALE 3550 (REI)

**Agent Comments**

3 2 2

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 27/11/2019  
**Property Type:** House  
**Land Size:** 662 sqm approx

**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.