

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

72 Butcher Street, Strathdale Vic 3550

Indicative selling price

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

Range between \$675,000 & \$715,000

Median sale price

Median price \$620,000 Property Type House Suburb Strathdale

Period - From 01/07/2020 to 30/06/2021 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	59 Butcher St STRATHDALE 3550	\$709,000	16/02/2021
2	16 Ellesmere Tce STRATHDALE 3550	\$700,000	08/07/2021
3	36 Marnie Rd KENNINGTON 3550	\$685,000	15/06/2021

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:

07/09/2021 15:12



Property Type:
Divorce/Estate/Family Transfers
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$675,000 - \$715,000
Median House Price
Year ending June 2021: \$620,000

Comparable Properties



59 Butcher St STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$709,000
Method: Private Sale
Date: 16/02/2021
Property Type: House
Land Size: 1009 sqm approx



16 Ellesmere Tce STRATHDALE 3550 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 08/07/2021
Property Type: House
Land Size: 841 sqm approx



36 Marnie Rd KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 15/06/2021
Property Type: House
Land Size: 888 sqm approx