Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

72 Butcher Street, Strathdale Vic 3550
7:

Indicative selling price

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

Range between	\$675,000	&	\$715,000
range between	φο. σ,σσσ	~	ψσ,σσσ

Median sale price

Median price	\$620,000	Pro	perty 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

Add	dress 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

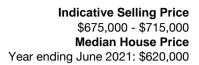
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	07/09/2021 15:12





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Property Type:

Divorce/Estate/Family Transfers Land Size: 800 sqm approx

Agent Comments

Comparable Properties



59 Butcher St STRATHDALE 3550 (REI/VG)





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



16 Ellesmere Tce STRATHDALE 3550 (REI)







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



36 Marnie Rd KENNINGTON 3550 (REI/VG)





Price: \$685.000 Method: Private Sale Date: 15/06/2021 Property Type: House Land Size: 888 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



