

marc@dck.com.au

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 andpostcode		18 Bassett Drive, Strathfieldsaye Vic 3551										
Indicative selli	ng pric	e										
For the meaning	of this p	rice see	cons	sumer	r.vic.gov	.au/uı	nde	rquoting				
Range between \$330,		000		&			\$340,000					
Median sale pr	rice											
Median price	\$460,00	00	Hou	ıse	Х	Un	iŧ		Suburb or locality	Strathfieldsaye		
Period - From	01/04/2	017	to	31/0	3/2018			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.

Add	dress of comparable property	Price	Date of sale
1	62 Bassett Dr STRATHFIELDSAYE 3551	\$344,000	04/09/2017
2	15 Lindsay Ct STRATHFIELDSAYE 3551	\$320,000	12/05/2017
3	75 Taylors La STRATHFIELDSAYE 3551	\$302,500	14/08/2017

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.







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Indicative Selling Price \$330,000 - \$340,000 **Median House Price** Year ending March 2018: \$460,000

Rooms:

Property Type: House Land Size: 508 sqm approx

Agent Comments



Comparable Properties



62 Bassett Dr STRATHFIELDSAYE 3551

(REI/VG) **--** 3

Price: \$344,000 Method: Private Sale Date: 04/09/2017 Rooms: 5

Property Type: House Land Size: 729 sqm approx **Agent Comments**

Agent Comments

Agent Comments

15 Lindsay Ct STRATHFIELDSAYE 3551 (VG)



Price: \$320.000 Method: Sale Date: 12/05/2017 Rooms: -

Property Type: House (Res) Land Size: 320 sqm approx



75 Taylors La STRATHFIELDSAYE 3551

(REI/VG)

Price: \$302,500 Method: Private Sale Date: 14/08/2017 Rooms: 4

Property Type: House Land Size: 880 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050





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.

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