

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

2/9 Nabilla Crescent, Strathdale Vic 3550

Indicative selling price

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

Range between

\$375,000

&

\$410,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Strathdale

Period - From

22/02/2023

to

21/02/2024

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	2/19 Pinnaroo Ct STRATHDALE 3550	\$410,000	12/01/2024
2	2/2 Nabilla Cr STRATHDALE 3550	\$390,000	05/10/2022
3	7/102-104 St Aidans Rd KENNINGTON 3550	\$375,000	14/09/2022

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:

22/02/2024 15:50



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$375,000 - \$410,000
Median Unit Price
22/02/2023 - 21/02/2024: \$450,000

Comparable Properties



2/19 Pinnaroo Ct STRATHDALE 3550 (REI/VG) **Agent Comments**

2 1 1

Price: \$410,000
Method: Private Sale
Date: 12/01/2024
Property Type: Unit
Land Size: 380 sqm approx



2/2 Nabilla Cr STRATHDALE 3550 (REI) **Agent Comments**

2 1 1

Price: \$390,000
Method: Private Sale
Date: 05/10/2022
Property Type: Unit
Land Size: 309 sqm approx



7/102-104 St Aidans Rd KENNINGTON 3550 (REI) **Agent Comments**

2 1 1

Price: \$375,000
Method: Private Sale
Date: 14/09/2022
Property Type: Unit

Account - Dungey Carter Ketterer | P: 03 5440 5000