

## 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 and  
postcode

13 CUMBERLAND TERRACE STRATHFIELDSAYE VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$780,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,500

Property type

House

Suburb

Strathfieldsaye

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### 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

10 COURAGE COURT STRATHFIELDSAYE VIC 3551	\$770,000	05-Jun-23
20 SOMERVILLE ROAD STRATHFIELDSAYE VIC 3551	\$765,000	25-Oct-22
11 MCENIRY WAY STRATHFIELDSAYE VIC 3551	\$840,000	09-Jun-23

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: 20 June 2023


**10 COURAGE COURT  
STRATHFIELDSAYE VIC 3551**
 -  -  -

Sold Price

<sup>RS</sup>
**\$770,000**

Sold Date

**05-Jun-23**

Distance

**1.08km**

**20 SOMERVILLE ROAD  
STRATHFIELDSAYE VIC 3551**
 3  2  2

Sold Price

**\$765,000**

Sold Date

**25-Oct-22**

Distance

**1.54km**

**11 MCENIRY WAY  
STRATHFIELDSAYE VIC 3551**
 4  2  2

Sold Price

<sup>RS</sup>
**\$840,000**

Sold Date

**09-Jun-23**

Distance

**2.05km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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