

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

18 Brudian Drive, Strathfieldsaye, VIC 3551

Indicative selling price

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

Range Between \$515,000 & \$535,000

Median sale price

Median Price

\$499,000

Property Type

House

Suburb

Strathfieldsaye

Period - From

Jul 2019

to

Jun 2020

Source

Corelogic

Comparable Property Sales

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	9 Shepherds Glen, Strathfieldsaye 3551 VIC	\$506,000	04/03/2020
2	6 Elsworth Dr, Strathfieldsaye 3551 VIC	\$510,000	29/08/2019
3	28 Keewong Dr, Strathfieldsaye 3551 VIC	\$525,000	25/08/2019

This statement of Information was prepared on:

17/09/2020