

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Swanson Boulevard, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$567,365

Property Type

House

Suburb

Strathfieldsaye

Period - From

01/01/2020

to

31/03/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	42 Wallaroo Av STRATHFIELDSAYE 3551	\$550,000	02/01/2020
2	55 Regent St STRATHFIELDSAYE 3551	\$527,000	21/02/2020
3	11 Yirrilil Way STRATHFIELDSAYE 3551	\$520,000	14/11/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/05/2020 13:36

4 Swanson Boulevard, Strathfieldsaye Vic 3551



Justin Pell C.A.R.
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Property Type: Land
Land Size: 559 sqm approx
Agent Comments

Indicative Selling Price
\$520,000

Median House Price
March quarter 2020: \$567,365

Comparable Properties

42 Wallaroo Av STRATHFIELDSAYE 3551 (VG) **Agent Comments**



Price: \$550,000
Method: Sale
Date: 02/01/2020
Property Type: House (Res)
Land Size: 612 sqm approx



55 Regent St STRATHFIELDSAYE 3551
(REI/VG) **Agent Comments**



Price: \$527,000
Method: Private Sale
Date: 21/02/2020
Rooms: 5
Property Type: House
Land Size: 682 sqm approx



11 Yirrillil Way STRATHFIELDSAYE 3551
(REI/VG) **Agent Comments**



Price: \$520,000
Method: Private Sale
Date: 14/11/2019
Rooms: 6
Property Type: House
Land Size: 576 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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.