

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

20 Eamont Court, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price \$389,000

Median sale price

Median price \$465,000 House ☒ Unit ☐ Suburb or locality Strathfieldsaye

Period - From 01/04/2018 to 30/06/2018 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.

| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 16 Uxbridge St STRATHFIELD SAYE 3551 | \$385,000 | 20/10/2017 |
| 2 | 34 Candlewood Dr STRATHFIELD SAYE 3551 | \$382,500 | 08/11/2016 |
| 3 | 7 Elsworth Dr STRATHFIELD SAYE 3551 | \$375,000 | 23/12/2016 |

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.

20 Eamont Court, Strathfieldsaye Vic 3551



Adam Smith C.A.R.
5440 5012
0408 276 484
adam@dck.com.au

Indicative Selling Price
\$389,000

Median House Price
June quarter 2018: \$465,000



3 2 2

Rooms:
Property Type: House
Land Size: 532 sqm approx
Agent Comments

Comparable Properties



16 Uxbridge St STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

3 2 2

Price: \$385,000
Method: Private Sale
Date: 20/10/2017
Rooms: 4
Property Type: House
Land Size: 715 sqm approx



34 Candlewood Dr STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

3 2 2

Price: \$382,500
Method: Private Sale
Date: 08/11/2016
Rooms: 5
Property Type: House
Land Size: 662 sqm approx



7 Elsworth Dr STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

3 2 2

Price: \$375,000
Method: Private Sale
Date: 23/12/2016
Rooms: 5
Property Type: House
Land Size: 500 sqm approx