

# 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 Elsworth Drive, Strathfieldsaye Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$689,000

### 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 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	446 Tannery La STRATHFIELD SAYE 3551	\$675,000	14/12/2018
2	38 Marylebone Cirt STRATHFIELD SAYE 3551	\$670,000	05/02/2020
3	11 Shepherds Glen STRATHFIELD SAYE 3551	\$661,000	25/11/2019

**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:

25/05/2020 14:16



**Property Type:** Land  
**Agent Comments**  
Custom built family home

**Indicative Selling Price**  
\$689,000

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

## Comparable Properties



**446 Tannery La STRATHFIELDSAYE 3551 (REI/VG)**

**Agent Comments**



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 14/12/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 700 sqm approx



**38 Marylebone Cirt STRATHFIELDSAYE 3551 (VG)**

**Agent Comments**



**Price:** \$670,000  
**Method:** Sale  
**Date:** 05/02/2020  
**Property Type:** House (Res)  
**Land Size:** 1077 sqm approx



**11 Shepherds Glen STRATHFIELDSAYE 3551 (REI/VG)**

**Agent Comments**



**Price:** \$661,000  
**Method:** Private Sale  
**Date:** 25/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 723 sqm approx