

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

2 Bourke Drive Strathdale VIC 3550

Indicative selling price

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

Single Price

or range
between

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

House

Suburb

Strathdale

Period-from

01 Nov 2020

to

31 Oct 2021

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

30 Chelsea Boulevard Strathdale VIC 3550	\$475,000	12-Apr-21
55 Harley Street Strathdale VIC 3550	\$506,250	07-Oct-21
19 Strathdale Crescent Strathdale VIC 3550	\$635,000	26-Oct-21

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: 24 November 2021



**30 Chelsea Boulevard Strathdale
VIC 3550**

 3  1  2

Sold Price **\$475,000** Sold Date **12-Apr-21**

Distance **0.48km**



**55 Harley Street Strathdale VIC
3550**

 3  1  2

Sold Price **\$506,250** Sold Date **07-Oct-21**

Distance **0.51km**



**19 Strathdale Crescent Strathdale
VIC 3550**

 3  1  2

Sold Price ^{RS} **\$635,000** Sold Date **26-Oct-21**

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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