

# 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 Arthurs Crescent, Strathfieldsaye Vic 3551

### Indicative selling price

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

Range between \$499,000 & \$545,000

### 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	3 Amesbury PI STRATHFIELDSAYE 3551	\$545,000	25/03/2020
2	34 Brentwood Blvd STRATHFIELDSAYE 3551	\$535,000	06/05/2019
3	4 Alexander CI STRATHFIELDSAYE 3551	\$525,000	02/10/2019

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:

20/06/2020 16:49



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**Property Type:** Land  
**Land Size:** 836 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$499,000 - \$545,000  
**Median House Price**  
March quarter 2020: \$567,365

## Comparable Properties



**3 Amesbury PI STRATHFIELDSAYE 3551 (VG)** **Agent Comments**

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**Price:** \$545,000  
**Method:** Sale  
**Date:** 25/03/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 807 sqm approx



**34 Brentwood Blvd STRATHFIELDSAYE 3551 (REI/VG)** **Agent Comments**

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**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 06/05/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 767 sqm approx



**4 Alexander CI STRATHFIELDSAYE 3551 (REI)** **Agent Comments**

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**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 02/10/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 772 sqm approx