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								
Range betweer	\$499,000	&	\$545,000)				
Median sale price								
Median price	\$567,365	Property Type	louse	Sub	urb Strathfieldsaye			
Period - From	01/01/2020	to 31/03/2020	So	urce REI\	/			

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.

Ade	Address of comparable property		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









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



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 Agent Comments (REI/VG)



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



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

Account - Janelle Stevens Property



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.