

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

34 Brentwood Boulevard, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price

\$539,000

Median sale price

Median price

\$460,750

House

X

Unit

Suburb or locality

Strathfieldsaye

Period - From

01/01/2019

to

31/03/2019

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	5 Clarendon CI STRATHFIELD SAYE 3551	\$537,500	10/12/2018
2	18 Hampshire PI STRATHFIELD SAYE 3551	\$531,000	19/03/2018
3	33 Brentwood Blvd STRATHFIELD SAYE 3551	\$525,000	31/01/2018

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.

34 Brentwood Boulevard, Strathfieldsaye Vic 3551



Justin Pell C.A.R.

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4 2 2

Rooms:

Property Type: House

Land Size: 767 sqm approx

Agent Comments

Indicative Selling Price

\$539,000

Median House Price

March quarter 2019: \$460,750

Comparable Properties



5 Clarendon CI STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$537,500

Method: Private Sale

Date: 10/12/2018

Rooms: 7

Property Type: House

Land Size: 821 sqm approx



18 Hampshire PI STRATHFIELDSAYE 3551 (VG)

Agent Comments

4 - -

Price: \$531,000

Method: Sale

Date: 19/03/2018

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 946 sqm approx



33 Brentwood Blvd STRATHFIELDSAYE 3551 (VG)

Agent Comments

 4  -  -

Price: \$525,000

Method: Sale

Date: 31/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 841 sqm approx