

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

21 Clydebank Court Strathfieldsaye VIC 3551

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

House

Suburb

Strathfieldsaye

Period-from

01 Sep 2019

to

31 Aug 2020

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

2 Hanover Place Strathfieldsaye VIC 3551	\$740,275	26-Feb-20
77 Ryalls Lane Strathfieldsaye VIC 3551	\$785,000	13-Apr-19
13 James Cook Drive Strathfieldsaye VIC 3551	\$740,000	30-Jan-20

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 September 2020

**Real Estate**

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**2 Hanover Place Strathfieldsaye VIC 3551**

Sold Price

\$740,275 Sold Date **26-Feb-20**

4 3 3

Distance **0.85km****77 Ryalls Lane Strathfieldsaye VIC 3551**

Sold Price

\$785,000 Sold Date **13-Apr-19**

4 2 3

Distance **1.33km****13 James Cook Drive Strathfieldsaye VIC 3551**

Sold Price

\$740,000 Sold Date **30-Jan-20**

5 2 4

Distance **2.27km**

RS = Recent sale

UN = Undisclosed Sale

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