

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

Lot 71a Kent Place, Strathfieldsaye VIC 3551

Indicative selling price

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

Single Price \$157,000

Median sale price

Median Price \$171,500

Property
Type

Land

Suburb

Strathfieldsaye

Period - From

Jan 2019

to

Dec 2019

Source

Corelogic

Comparable Property Sales

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	2 Pitt Pl, Strathfieldsaye VIC 3551	\$150,000	28/06/2019
2	28 Cumberland Tce, Strathfieldsaye VIC 3551	\$176,000	29/07/2019
3	57 Regent St, Strathfieldsaye VIC 3551	\$192,000	20/02/2020

This statement of Information was prepared on: 09/04/2020