

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/16 Mayfield Parade, Strathdale Vic 3550

Indicative selling price

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

Range between

\$495,000

&

\$525,000

Median sale price

Median price

\$405,000

Property Type

Unit

Suburb

Strathdale

Period - From

28/04/2021

to

27/04/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	2/2 Greenwood Dr KENNINGTON 3550	\$530,000	02/12/2021
2	1/16 Peppertree Gr STRATHDALE 3550	\$530,000	15/11/2021
3	2/67-71 Osborne St FLORA HILL 3550	\$515,000	01/04/2022

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/04/2022 12:53



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price

\$495,000 - \$525,000

Median Unit Price

28/04/2021 - 27/04/2022: \$405,000

Comparable Properties

2/2 Greenwood Dr KENNINGTON 3550 (VG)

Agent Comments



Price: \$530,000

Method: Sale

Date: 02/12/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



1/16 Peppertree Gr STRATHDALE 3550 (VG)

Agent Comments



Price: \$530,000

Method: Sale

Date: 15/11/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 447 sqm approx



2/67-71 Osborne St FLORA HILL 3550 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 01/04/2022

Property Type: House