

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

12 Chelsea Boulevard, Strathdale VIC 3550

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between \$535,000 & \$565,000

Median sale price

Median Price \$415,000 House ☒ Suburb or locality Strathdale

Period - From Jan 2018 to Dec 2018 Source Pricefinder

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 6 Northmoor Dr, Strathdale VIC 3550	\$550,000	01/03/2018
2 13 Blue Gum Dr, Strthdale VIC 3550	\$545,000	18/03/2018
3 11 Chelsea Blvd, Strathdale VIC 3550	\$525,000	31/05/2018