

# 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

20 Camden Way, Strathfieldsaye Vic 3551

#### Indicative selling price

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

Single price \$172,500

#### Median sale price

Median price \$450,000 House ☒ Unit ☐ Suburb or locality Strathfieldsaye

Period - From 01/10/2017 to 30/09/2018 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	49 Bakers La STRATHFIELDSAYE 3551	\$175,000	19/10/2018
2	27 Camden Way STRATHFIELDSAYE 3551	\$175,000	10/01/2018
3	21 Camden Way STRATHFIELDSAYE 3551	\$174,000	17/07/2018

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.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 689 sqm approx  
**Agent Comments**

## Comparable Properties

### 49 Bakers La STRATHFIELDSAYE 3551 (VG)

**Agent Comments**



**Price:** \$175,000  
**Method:** Sale  
**Date:** 19/10/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 720 sqm approx

### 27 Camden Way STRATHFIELDSAYE 3551 (VG)

**Agent Comments**



**Price:** \$175,000  
**Method:** Sale  
**Date:** 10/01/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 787 sqm approx

### 21 Camden Way STRATHFIELDSAYE 3551 (VG)

**Agent Comments**



**Price:** \$174,000  
**Method:** Sale  
**Date:** 17/07/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 668 sqm approx