

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

2/22 Chelsea Boulevard, Strathdale Vic 3550

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$657,500 Property Type House Suburb Strathdale

Period - From 28/03/2022 to 27/03/2023 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 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 | 19a Cousins St STRATHDALE 3550 | \$670,000 | 27/10/2022 |
| 2 | 63a Marnie Rd KENNINGTON 3550 | \$670,000 | 19/05/2022 |
| 3 | 13 Irkara Dr KENNINGTON 3550 | \$665,000 | 24/08/2022 |

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:

28/03/2023 11:49



Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median House Price
28/03/2022 - 27/03/2023: \$657,500

Comparable Properties



19a Cousins St STRATHDALE 3550 (REI/VG) Agent Comments

3 2 1

Price: \$670,000
Method: Private Sale
Date: 27/10/2022
Property Type: House
Land Size: 421.94 sqm approx



63a Marnie Rd KENNINGTON 3550 (VG) Agent Comments

3 - -

Price: \$670,000
Method: Sale
Date: 19/05/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 559 sqm approx



13 Irkara Dr KENNINGTON 3550 (REI/VG) Agent Comments

3 2 2

Price: \$665,000
Method: Private Sale
Date: 24/08/2022
Property Type: House
Land Size: 675 sqm approx