

# 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

55 Swanson Boulevard, Strathfieldsaye Vic 3551

### Indicative selling price

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

Range between \$649,000 & \$669,000

### Median sale price\*

Median price \$747,500 Property Type House Suburb Strathfieldsaye

Period - From 01/10/2021 to 30/09/2022 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	12 Elsworth Dr STRATHFIELDSAYE 3551	\$710,000	02/05/2022
2	8 Yirrilil Way STRATHFIELDSAYE 3551	\$685,000	18/08/2022
3	42 Coomoora Cirt STRATHFIELDSAYE 3551	\$675,000	18/07/2022

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:

02/11/2022 11:04



4 2 2

**Property Type:** House  
**Land Size:** 611 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$649,000 - \$669,000

**Median House Price \***

01/10/2021 - 30/09/2022: \$747,500

\* Agent calculated median

## Comparable Properties



**12 Elsworth Dr STRATHFIELDSAYE 3551 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 02/05/2022  
**Property Type:** House  
**Land Size:** 536 sqm approx



**8 Yirrillil Way STRATHFIELDSAYE 3551 (REI)**

**Agent Comments**

4 2 2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 18/08/2022  
**Property Type:** House  
**Land Size:** 511 sqm approx



**42 Coomoora Cirt STRATHFIELDSAYE 3551 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 18/07/2022  
**Property Type:** House  
**Land Size:** 440 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000