
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 940 Wellington Street, Strathfieldsaye VIC 3551

Indicative selling price

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

\$490,000

&

\$520,000

Median sale price

Median price \$467,000

House ☒

Suburb or
locality Strathfieldsaye

Period - From May 7, 2018 to May 17, 2018

Source www.realestate.com.au

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. 936A Wellington Street, Strathfieldsaye VIC 3551	\$435,000	29/01/17
2. 934 Wellington Street, Strathfieldsaye VIC 3551	\$511,000	12/01/18
3. 37 Bassett Drive, Strathfieldsaye VIC 3551	\$477,500	09/08/17

Property data source: www.rpdata.com.au. Generated on 17/05/18.

Additional information about comparable sales.



Strathfieldsaye 936A Wellington Street 3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 887m2



Strathfieldsaye 934 Wellington Street 3 BED 2 BATH 4 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 2,012m2



Strathfieldsaye 37 Bassett Drive 4 BED 2 BATH 4 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 827m2