

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 and
postcode

25 CAMDEN WAY STRATHFIELDSAYE VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$749,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

House

Suburb

Strathfieldsaye

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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

102 BASSETT DRIVE STRATHFIELDSAYE VIC 3551	\$710,000	19-Jan-23
333 GUYS HILL ROAD STRATHFIELDSAYE VIC 3551	\$733,000	29-Nov-22
5 MAGPIE COURT STRATHFIELDSAYE VIC 3551	\$720,000	14-Feb-23

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: 12 May 2023


**102 BASSETT DRIVE
STRATHFIELDSAYE VIC 3551**

 4
  2
  2

Sold Price **\$710,000** Sold Date **19-Jan-23**

Distance **0.4km**


**333 GUYS HILL ROAD
STRATHFIELDSAYE VIC 3551**

 4
  2
  2

Sold Price **\$733,000** Sold Date **29-Nov-22**

Distance **0.81km**


**5 MAGPIE COURT
STRATHFIELDSAYE VIC 3551**

 4
  2
  1

Sold Price ^{RS} **\$720,000** Sold Date **14-Feb-23**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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