

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

24 Regent Street, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$537,500

Property Type

House

Suburb

Strathfieldsaye

Period - From

01/07/2019

to

30/09/2019

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	6 Marylebone Cirt STRATHFIELDSAYE 3551	\$572,500	21/08/2018
2	49 Taylors La STRATHFIELDSAYE 3551	\$562,000	07/02/2019
3	18 Shepherds Glen STRATHFIELDSAYE 3551	\$545,000	02/05/2019

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:

25/11/2019 18:07



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Indicative Selling Price

\$540,000 - \$580,000

Median House Price

September quarter 2019: \$537,500



Property Type: House (Previously Occupied - Detached)

Land Size: 944 sqm approx

Agent Comments

Comparable Properties



6 Marylebone Cirt STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments



Price: \$572,500

Method: Private Sale

Date: 21/08/2018

Rooms: 5

Property Type: House

Land Size: 666 sqm approx

49 Taylors La STRATHFIELDSAYE 3551 (VG)

Agent Comments



Price: \$562,000

Method: Sale

Date: 07/02/2019

Property Type: House (Res)

Land Size: 913 sqm approx

18 Shepherds Glen STRATHFIELDSAYE 3551 (VG)

Agent Comments



Price: \$545,000

Method: Sale

Date: 02/05/2019

Property Type: House (Res)

Land Size: 686 sqm approx