

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

1 Wanjel Street 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

or range
between

\$575,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Strathfieldsaye

Period-from

01 Feb 2020

to

31 Jan 2021

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

3 Wanjel Street Strathfieldsaye VIC 3551	\$495,000	14-Oct-20
20 Wallaroo Avenue Strathfieldsaye VIC 3551	\$685,000	22-Jan-21
36 Wallaroo Avenue Strathfieldsaye VIC 3551	\$595,000	04-Mar-20

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: 09 February 2021

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3 Wanjel Street Strathfieldsaye VIC 3551 Sold Price **\$495,000** Sold Date **14-Oct-20**
Distance **0.02km**
4 2 2



20 Wallaroo Avenue Strathfieldsaye VIC 3551 Sold Price ^{RS} **\$685,000** Sold Date **22-Jan-21**
Distance **0.12km**
4 2 2



36 Wallaroo Avenue Strathfieldsaye VIC 3551 Sold Price **\$595,000** Sold Date **04-Mar-20**
Distance **0.08km**
3 2 2



8 Yirrillil Way Strathfieldsaye VIC 3551 Sold Price **\$570,000** Sold Date **12-Jan-21**
Distance **0.14km**
4 2 2



16 Wallaroo Avenue Strathfieldsaye VIC 3551 Sold Price **\$650,000** Sold Date **13-Dec-20**
Distance **0.09km**
3 2 2

Notes from your agent

220m2 living

RS = Recent sale UN = Undisclosed Sale

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