

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

26 Redwood Drive 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

\$495,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,000

*House

X

*Unit

Suburb

Strathfieldsaye

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

30 Athena Way Strathfieldsaye VIC 3551	\$470,000	27-Feb-19
53 Alexander Close Strathfieldsaye VIC 3551	\$435,000	30-Aug-16
7 Inorom Place Kennington VIC 3550	\$590,000	05-Sep-17

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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30 Athena Way Strathfieldsaye VIC 3551

Sold Price

\$470,000

Sold Date

27-Feb-19



4



2



2

Distance

0.4km



53 Alexander Close Strathfieldsaye VIC 3551

Sold Price

\$435,000

Sold Date

30-Aug-16



3



2



2

Distance

0.72km



7 Inorom Place Kennington VIC 3550

Sold Price

\$590,000

Sold Date

05-Sep-17



4



2



2

Distance

3.77km

RS = Recent sale

UN = Undisclosed Sale

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