

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

26 Candlewood Drive, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price \$419,000

Median sale price

Median price \$540,000

Property Type House

Suburb Strathfieldsaye

Period - From 11/01/2020

to 10/01/2021

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 | 18 Plante Ct STRATHDALE 3550 | \$418,000 | 07/10/2019 |
| 2 | 51 Reservoir Rd STRATHDALE 3550 | \$415,000 | 10/12/2019 |
| 3 | 3 Kondias Dr STRATHFIELDSAYE 3551 | \$410,000 | 01/11/2019 |

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:

11/01/2021 10:32



3 2 2

Property Type: House
Land Size: 559 sqm approx
Agent Comments

Indicative Selling Price
\$419,000

Median House Price
11/01/2020 - 10/01/2021: \$540,000

Comparable Properties



18 Plante Ct STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$418,000
Method: Private Sale
Date: 07/10/2019
Rooms: 5
Property Type: House
Land Size: 848 sqm approx



51 Reservoir Rd STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$415,000
Method: Private Sale
Date: 10/12/2019
Rooms: 5
Property Type: House
Land Size: 759 sqm approx



3 Kondias Dr STRATHFIELDSAYE 3551 (VG)

Agent Comments

4 - -

Price: \$410,000
Method: Sale
Date: 01/11/2019
Property Type: House (Res)
Land Size: 539 sqm approx