

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

18 BORONIA CRESCENT STRATHDALE VIC 3550

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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Strathdale

Period-from

01 Aug 2023

to

31 Jul 2024

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

21 CLEE CRESCENT STRATHDALE VIC 3550	\$600,000	09-Jul-24
19 HERBERT AVENUE STRATHDALE VIC 3550	\$630,000	15-Sep-23
10 YALLAMBEE DRIVE KENNINGTON VIC 3550	\$630,000	21-Feb-24

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: 21 August 2024

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**21 CLEE CRESCENT STRATHDALE
 VIC 3550**

4 2 2

Sold Price

^{RS} **\$600,000**

Sold Date

09-Jul-24

Distance

0.97km



**19 HERBERT AVENUE
 STRATHDALE VIC 3550**

4 2 2

Sold Price

\$630,000

Sold Date

15-Sep-23

Distance

0.32km



**10 YALLAMBEE DRIVE
 KENNINGTON VIC 3550**

4 2 2

Sold Price

Sold Date

21-Feb-24

Distance

0.56km

RS = Recent sale **UN** = Undisclosed Sale

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