

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

1/21 MAYFIELD PARADE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Strathdale

Period-from

01 Mar 2022

to

28 Feb 2023

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

25 DESMOND STREET STRATHDALE VIC 3550	\$530,000	08-Feb-23
1/32 RACE STREET FLORA HILL VIC 3550	\$550,000	24-Oct-22
7 GRANDVIEW CRESCENT KENNINGTON VIC 3550	\$507,000	14-Sep-22

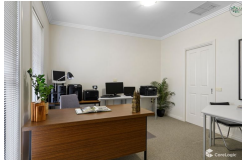
OR

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: 23 March 2023


**25 DESMOND STREET
STRATHDALE VIC 3550**
 4  2  2

Sold Price **\$530,000** Sold Date **08-Feb-23**

Distance **1.45km**

**1/32 RACE STREET FLORA HILL
VIC 3550**
 3  1  2

Sold Price **\$550,000** Sold Date **24-Oct-22**

Distance **1.75km**

**7 GRANDVIEW CRESCENT
KENNINGTON VIC 3550**
 3  1  2

Sold Price **\$507,000** Sold Date **14-Sep-22**

Distance **1.96km**
RS = Recent sale

UN = Undisclosed Sale

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