

# 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

14 Redwood Drive, Strathfieldsaye Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$570,000

### Median sale price

Median price \$567,365 Property Type House Suburb Strathfieldsaye

Period - From 01/01/2020 to 31/03/2020 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	16 Hampshire PI STRATHFIELDSAYE 3551	\$567,365	19/02/2020
2	6 Sunset Blvd SPRING GULLY 3550	\$567,000	14/10/2019
3	3 Bourke Dr STRATHDALE 3550	\$535,000	18/03/2019

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:

15/05/2020 16:52

14 Redwood Drive, Strathfieldsaye Vic 3551



Janelle Stevens

0417 835 127

0417 835 127

janelle@janellestevens.com.au

**Indicative Selling Price**

\$530,000 - \$570,000

**Median House Price**

March quarter 2020: \$567,365



4 2 4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1063 sqm approx

Agent Comments

## Comparable Properties



**16 Hampshire PI STRATHFIELDSAYE 3551 (REI/VG)**

Agent Comments

4 2 3

**Price:** \$567,365

**Method:** Private Sale

**Date:** 19/02/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 963 sqm approx



**6 Sunset Blvd SPRING GULLY 3550 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$567,000

**Method:** Private Sale

**Date:** 14/10/2019

**Property Type:** House

**Land Size:** 829 sqm approx



**3 Bourke Dr STRATHDALE 3550 (REI/VG)**

Agent Comments

4 2 3

**Price:** \$535,000

**Method:** Private Sale

**Date:** 18/03/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 944 sqm approx

Account - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.