

## 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

34 BRENTWOOD BOULEVARD, STRATHFIELDSAYE, VIC 3551

#### Indicative selling price

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

Price Range:

\$460,000 to \$500,000

#### Median sale price

Median price

\$441,500

House

☒

Unit

☐

Suburb

STRATHFIELDSAYE

Period

01 April 2016 to 31 March 2017

Source

  
pricefinder

#### Comparable property sales

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
10 MIDAS ST, STRATHFIELDSAYE, VIC 3551	\$477,000	07/11/2016
13 HANOVER PL, STRATHFIELDSAYE, VIC 3551	\$462,000	15/02/2017
7 THORNTON CRT, STRATHFIELDSAYE, VIC 3551	\$470,000	18/10/2016