

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	1/1 Mayfield Parade, Strathdale Vic 3550
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Indicative selling price

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

Range between	\$260,000	&	\$285,000
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Median sale price

Median price	\$447,500	House	X	Unit		Suburb or locality	Strathdale
Period - From	01/04/2018	to	30/06/2018	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 eighteen 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	1/54 Keck St FLORA HILL 3550	\$280,000	01/09/2017
2	2/1 Mayfield Pde STRATHDALE 3550	\$270,000	08/08/2017
3	20a Butcher St STRATHDALE 3550	\$268,000	03/07/2018

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 eighteen months.

1/1 Mayfield Parade, Strathdale Vic 3550



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Indicative Selling Price
\$260,000 - \$285,000
Median House Price
June quarter 2018: \$447,500



Rooms:
Property Type:
Agent Comments

Comparable Properties



1/54 Keck St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 01/09/2017
Rooms: 4
Property Type: Unit
Land Size: 325 sqm approx



2/1 Mayfield Pde STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 08/08/2017
Rooms: 5
Property Type: Unit



20a Butcher St STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$268,000
Method: Private Sale
Date: 03/07/2018
Rooms: 3
Property Type: Unit
Land Size: 334 sqm approx