

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

18 Wallaroo Avenue, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price \$679,000

Median sale price

Median price \$460,750

House

X

Unit

Suburb or locality

Strathfieldsaye

Period - From 01/01/2019

to

31/03/2019

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	5 Roxburgh Cr JUNORTOUN 3551	\$699,000	04/12/2018
2	446 Tannery La STRATHFIELDSAYE 3551	\$675,000	14/12/2018
3	2 Yirrili Way STRATHFIELDSAYE 3551	\$675,000	21/12/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$679,000

Median House Price
March quarter 2019: \$460,750

Comparable Properties



5 Roxburgh Cr JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$699,000
Method: Private Sale
Date: 04/12/2018
Rooms: 7
Property Type: House
Land Size: 800 sqm approx



446 Tannery La STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 14/12/2018
Rooms: 6
Property Type: House
Land Size: 700 sqm approx



2 Yirrillil Way STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 21/12/2018
Rooms: 16
Property Type: House
Land Size: 652 sqm approx