

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

20 Eamont Court, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price \$389,000

Median sale price

Median price \$465,000 House ☒ Unit ☐ Suburb or locality Strathfieldsaye

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	16 Uxbridge St STRATHFIELD SAYE 3551	\$385,000	20/10/2017
2	34 Candlewood Dr STRATHFIELD SAYE 3551	\$382,500	08/11/2016
3	7 Elsworth Dr STRATHFIELD SAYE 3551	\$375,000	23/12/2016

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.

20 Eamont Court, Strathfieldsaye Vic 3551



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Indicative Selling Price

\$389,000

Median House Price

June quarter 2018: \$465,000



3 2 2

Rooms:

Property Type: House

Land Size: 532 sqm approx

Agent Comments

Comparable Properties



16 Uxbridge St STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

3 2 2

Price: \$385,000

Method: Private Sale

Date: 20/10/2017

Rooms: 4

Property Type: House

Land Size: 715 sqm approx



34 Candlewood Dr STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

3 2 2

Price: \$382,500

Method: Private Sale

Date: 08/11/2016

Rooms: 5

Property Type: House

Land Size: 662 sqm approx



7 Elsworth Dr STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

3 2 2

Price: \$375,000

Method: Private Sale

Date: 23/12/2016

Rooms: 5

Property Type: House

Land Size: 500 sqm approx

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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.