

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 Elsworth Drive, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price

\$689,000

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	446 Tannery La STRATHFIELD SAYE 3551	\$675,000	14/12/2018
2	38 Marylebone Cirt STRATHFIELD SAYE 3551	\$670,000	05/02/2020
3	11 Shepherds Glen STRATHFIELD SAYE 3551	\$661,000	25/11/2019

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:

25/05/2020 14:16



Property Type: Land
Agent Comments
Custom built family home

Indicative Selling Price
\$689,000

Median House Price
March quarter 2020: \$567,365

Comparable Properties



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



38 Marylebone Cirt STRATHFIELDSAYE 3551
(VG)

Agent Comments



Price: \$670,000
Method: Sale
Date: 05/02/2020
Property Type: House (Res)
Land Size: 1077 sqm approx



11 Shepherds Glen STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments



Price: \$661,000
Method: Private Sale
Date: 25/11/2019
Rooms: 6
Property Type: House
Land Size: 723 sqm approx