Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale	
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Address	23 Waterford Drive, Strathfieldsaye Vic 3551	
Including suburb or		
locality and postcode		1 1
	0	

Indicative selling price

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

				\neg
Range between	\$755,000	&	\$815,000	

Median sale price

Median price	\$662,500	Pro	perty Type	House		Suburb	Strathfieldsaye
Period - From	01/07/2021	to	30/09/2021	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Marylebone Cirt STRATHFIELDSAYE 3551	\$800,000	22/09/2021
2	6 Portland PI STRATHFIELDSAYE 3551	\$800,000	08/07/2021
3	46 Bassett Dr STRATHFIELDSAYE 3551	\$771,000	19/11/2021

OR

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:	21/12/2021 16:46
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Property Type: House (Previously

Occupied - Detached) Land Size: 825 sqm approx

Agent Comments

Indicative Selling Price \$755,000 - \$815,000 Median House Price

September quarter 2021: \$662,500

Comparable Properties



3 Marylebone Cirt STRATHFIELDSAYE 3551 (REI/VG)

4







Price: \$800,000 Method: Private Sale Date: 22/09/2021 Property Type: House Land Size: 891 sqm approx Agent Comments



6 Portland PI STRATHFIELDSAYE 3551

(REI/VG)







Price: \$800,000 Method: Private Sale Date: 08/07/2021 Property Type: House Land Size: 868 sqm approx Agent Comments



46 Bassett Dr STRATHFIELDSAYE 3551 (REI)

Agent Comments





Price: \$771,000 Method: Private Sale Date: 19/11/2021 Property Type: House

Land Size: 874 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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