

# 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

23 Waterford Drive, Strathfieldsaye Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$755,000

&

\$815,000

### Median sale price

Median price \$662,500

Property Type House

Suburb Strathfieldsaye

Period - From 01/07/2021

to 30/09/2021

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	3 Marylebone Cirt STRATHFIELDSAYE 3551	\$800,000	22/09/2021
2	6 Portland Pl STRATHFIELDSAYE 3551	\$800,000	08/07/2021
3	46 Bassett Dr STRATHFIELDSAYE 3551	\$771,000	19/11/2021

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:

21/12/2021 16:46



**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)**

**Agent Comments**



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



**6 Portland PI STRATHFIELDSAYE 3551 (REI/VG)**

**Agent Comments**



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



**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