

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

28 Blue Gum Drive, Strathdale Vic 3550

Indicative selling price

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

Range between \$819,000 & \$849,000

Median sale price

Median price \$640,000 Property Type House Suburb Strathdale

Period - From 01/10/2020 to 31/12/2020 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	10 Golden Gla STRATHDALE 3550	\$840,000	24/09/2020
2	808 Strathfieldsaye Rd STRATHFIELDSAYE 3551	\$820,000	17/11/2020
3	5 Hanover PI STRATHFIELDSAYE 3551	\$815,000	26/08/2020

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:

06/04/2021 10:39



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Property Type: House
Land Size: 1308 sqm approx
Agent Comments

Indicative Selling Price

\$819,000 - \$849,000

Median House Price

December quarter 2020: \$640,000

Comparable Properties



10 Golden Gla STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$840,000
Method: Private Sale
Date: 24/09/2020
Rooms: 12
Property Type: House
Land Size: 1000 sqm approx



808 Strathfieldsaye Rd STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments

4 2 4

Price: \$820,000
Method: Private Sale
Date: 17/11/2020
Rooms: 5
Property Type: House
Land Size: 1447 sqm approx



5 Hanover PI STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments

4 2 4

Price: \$815,000
Method: Private Sale
Date: 26/08/2020
Rooms: 6
Property Type: House
Land Size: 1032 sqm approx