

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

30 Chelsea Boulevard, Strathdale Vic 3550

Indicative selling price

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

Range between

\$460,000

&

\$490,000

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	31 Harley Tce STRATHDALE 3550	\$475,000	12/11/2020
2	4/7a Curtin St KENNINGTON 3550	\$460,000	03/12/2020
3	1/97 Lowndes St KENNINGTON 3550	\$441,000	21/01/2021

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:

24/03/2021 09:10



3 1 2

Property Type: House
Land Size: 424 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median House Price
December quarter 2020: \$640,000

Comparable Properties



31 Harley Tce STRATHDALE 3550 (VG)

Agent Comments

3 - -

Price: \$475,000
Method: Sale
Date: 12/11/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 438 sqm approx



4/7a Curtin St KENNINGTON 3550 (VG)

Agent Comments

3 - -

Price: \$460,000
Method: Sale
Date: 03/12/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



1/97 Lowndes St KENNINGTON 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$441,000
Method: Private Sale
Date: 21/01/2021
Property Type: House
Land Size: 447 sqm approx