

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

18 Bassett Drive, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between

\$330,000

&

\$340,000

Median sale price

Median price

\$460,000

House

X

Unit

Suburb or locality

Strathfieldsaye

Period - From

01/04/2017

to

31/03/2018

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 eighteen 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	62 Bassett Dr STRATHFIELDSAYE 3551	\$344,000	04/09/2017
2	15 Lindsay Ct STRATHFIELDSAYE 3551	\$320,000	12/05/2017
3	75 Taylors La STRATHFIELDSAYE 3551	\$302,500	14/08/2017

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 eighteen months.



3 1 2

Rooms:
Property Type: House
Land Size: 508 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$340,000
Median House Price
Year ending March 2018: \$460,000

Comparable Properties



62 Bassett Dr STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

3 2 2

Price: \$344,000
Method: Private Sale
Date: 04/09/2017
Rooms: 5
Property Type: House
Land Size: 729 sqm approx

15 Lindsay Ct STRATHFIELDSAYE 3551 (VG)

Agent Comments

3 - -

Price: \$320,000
Method: Sale
Date: 12/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 320 sqm approx



75 Taylors La STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

3 1 2

Price: \$302,500
Method: Private Sale
Date: 14/08/2017
Rooms: 4
Property Type: House
Land Size: 880 sqm approx