

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 and
postcode

212 Guys Hill Road Strathfieldsaye VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$163,000

&

\$205,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$174,700

Property type

Land

Suburb

Strathfieldsaye

Period-from

01 Aug 2019

to

31 Jul 2020

Source

Corelogic

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

46 Athena Way Strathfieldsaye VIC 3551	\$177,500	29-Jun-18
3 Vellore Way Strathfieldsaye VIC 3551	\$160,000	09-Apr-18
49 Bakers Lane Strathfieldsaye VIC 3551	\$175,000	19-Oct-18

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: 07 August 2020



46 Athena Way Strathfieldsaye VIC 3551 Sold Price **\$177,500** Sold Date **29-Jun-18**
 Distance **0.84km**
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3 Vellore Way Strathfieldsaye VIC 3551 Sold Price **\$160,000** Sold Date **09-Apr-18**
 Distance **0.92km**
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49 Bakers Lane Strathfieldsaye VIC 3551 Sold Price **\$175,000** Sold Date **19-Oct-18**
 Distance **1.1km**
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12 Park Village Terrace Strathfieldsaye VIC 3551 Sold Price **\$177,500** Sold Date **08-Aug-18**
 Distance **1.11km**
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15 Cumberland Terrace Strathfieldsaye VIC 3551 Sold Price **\$174,000** Sold Date **23-Apr-19**
 Distance **1.12km**
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21 Cumberland Terrace Strathfieldsaye VIC 3551 Sold Price **\$194,000** Sold Date **01-Aug-18**
 Distance **1.17km**
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RS = Recent sale UN = Undisclosed Sale

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33 Cumberland Terrace
Strathfieldsaye VIC 3551

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Sold Price

\$171,000

Sold Date

14-Dec-19

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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