

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

22 Lawrence Road, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between \$395,000 & \$410,000

Median sale price

Median price \$500,000 Property Type House Suburb Strathfieldsaye

Period - From 26/11/2018 to 25/11/2019 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	5 Centaur CI STRATHFIELD SAYE 3551	\$420,000	23/04/2019
2	331 Mcivor Hwy JUNORTOUN 3551	\$404,000	12/07/2019
3	688 Strathfieldsaye Rd STRATHFIELD SAYE 3551	\$398,000	05/11/2019

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:

26/11/2019 11:17



Property Type: House (Previously Occupied - Detached)
Land Size: 3018 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$410,000
Median House Price
26/11/2018 - 25/11/2019: \$500,000

Comparable Properties



5 Centaur CI STRATHFIELDSAYE 3551 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 23/04/2019
Property Type: House (Res)
Land Size: 989 sqm approx



331 Mcivor Hwy JUNORTOUN 3551 (REI)

Agent Comments



Price: \$404,000
Method: Private Sale
Date: 12/07/2019
Rooms: 4
Property Type: House
Land Size: 4568 sqm approx



688 Strathfieldsaye Rd STRATHFIELDSAYE 3551 (REI)

Agent Comments



Price: \$398,000
Method: Private Sale
Date: 05/11/2019
Rooms: 4
Property Type: House
Land Size: 3582 sqm approx