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	30 Havering Lane, Strathfieldsaye Vic 3551
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$495,000	Pro	perty Type	House		Suburb	Strathfieldsaye
Period - From	13/11/2018	to	12/11/2019		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	677 Mcivor Hwy JUNORTOUN 3551	\$473,000	18/09/2019
2	21 Heritage Ct JUNORTOUN 3551	\$441,000	05/03/2019
3	4 Apsley St STRATHFIFI DSAYF 3551	\$440,000	29/10/2018

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:	13/11/2019 11:41





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Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 4021 sqm approx

Agent Comments

Indicative Selling Price \$449,000 - \$459,000 **Median House Price** 13/11/2018 - 12/11/2019: \$495,000

Comparable Properties

677 Mcivor Hwy JUNORTOUN 3551 (VG)





Agent Comments

Price: \$473,000 Method: Sale Date: 18/09/2019

Property Type: House (Res) Land Size: 2006 sqm approx



21 Heritage Ct JUNORTOUN 3551 (REI/VG)





Agent Comments

Price: \$441,000 Method: Private Sale Date: 05/03/2019 Rooms: 6

Property Type: House

Land Size: 10000 sqm approx



4 Apsley St STRATHFIELDSAYE 3551 (REI/VG) Agent Comments





Was not a genuine 4 bedroom. Study classed as

the 4th

Price: \$440,000 Method: Private Sale Date: 29/10/2018 Rooms: 6

Property Type: House Land Size: 1913 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.