

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

39 Athena Way, Strathfieldsaye VIC 3551

Indicative selling price

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

Range Between \$480,000 & \$510,000

Median sale price

Median Price

\$473,000

Property
Type

House

Suburb

Strathfieldsaye

Period - From

June 2019

to

May 2020

Source

Corelogic

Comparable Property Sales

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 Glenshael Court Strathfieldsaye, 3551, VIC	\$510,000	17/18/2020
2	3 Amesbury Place Strathfieldsaye, 3551, VIC	\$545,000	25/03/2020
3	16 Hampshire Place Strathfieldsaye, 3551, VIC	\$567,365	19/02/2020

This statement of Information was prepared on: 15/09/20