

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

3 Arthurs Crescent, 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)

Range between \$795,000 & \$845,000

Median sale price

Median price \$725,000 Property type House Suburb Strathfieldsaye

Period - From April 2023 to March 2024 Source Realestate.com.au

Comparable property sales

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
9 Lawana Way, Strathfieldsaye VIC 3551	\$755,000	29/02/2024
36 Athena Way, Strathfieldsaye VIC 3551	\$790,000	19/01/2024
30 Keewong Drive, Strathfieldsaye VIC 3551	\$790,000	22/09/2023

This Statement of Information was prepared on: 03/04/2024