

## 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](http://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