Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2 Exeter Place, Strathfieldsaye Vic 3551

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$585,000		&		\$640,000			
Median sale pr	rice							
Median price	\$615,000	Pro	operty Type	Hou	se		Suburb	Strathfieldsaye
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	60 Coomoora Cirt STRATHFIELDSAYE 3551	\$620,000	12/05/2021
2	65 Arthurs Cr STRATHFIELDSAYE 3551	\$610,000	18/04/2021
3	5 Knights Ct STRATHFIELDSAYE 3551	\$578,000	30/03/2021

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.

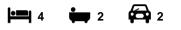
This Statement of Information was prepared on:

05/07/2021 11:38



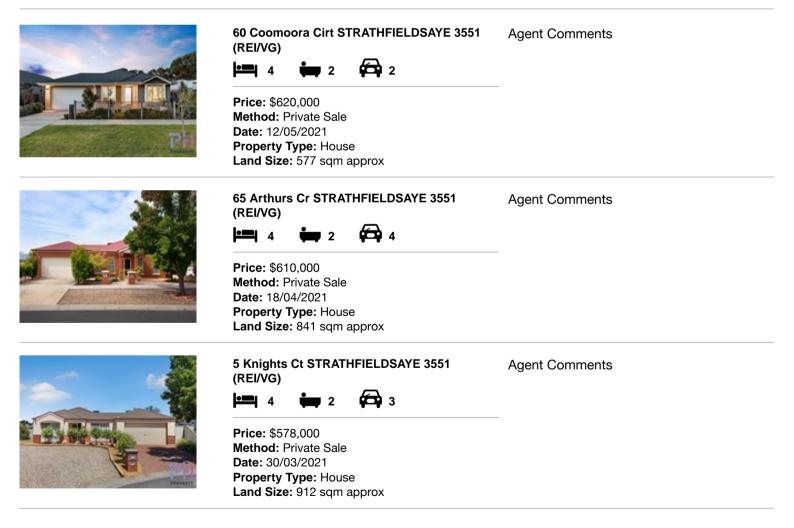






Rooms: 8 Property Type: House Land Size: 790 sqm approx Agent Comments Indicative Selling Price \$585,000 - \$640,000 Median House Price March quarter 2021: \$615,000

Comparable Properties



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.