

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

2 Hanover Place, Strathfieldsaye VIC 3551

Indicative selling price

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

Range Between \$740,000 & \$760,000

Median sale price

Median Price \$451,500

Property Type House

Suburb Strathfieldsaye

Period - From Sep 2018

to Aug 2019

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
1 806 Strathfieldsaye Rd, Strathfieldsaye VIC 3551	\$710,000	30/10/2018
2 446 Tannery Lane, Strathfieldsaye VIC 3551	\$675,000	14/01/2019
3 440 Tannery Lane, Strathfieldsaye VIC 3551	\$650,000	14/11/2019

This statement of Information was prepared on: 04/12/19