

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

9 Mceniry Way, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$662,500

Property Type House

Suburb Strathfieldsaye

Period - From 01/07/2021

to

30/09/2021

Source 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.

	Address of comparable property	Price	Date of sale
1	9 Yirrilil Way STRATHFIELDSAYE 3551	\$710,000	15/06/2021
2	82 Bassett Dr STRATHFIELDSAYE 3551	\$690,000	18/10/2021
3	9 Wanjel St STRATHFIELDSAYE 3551	\$690,000	01/09/2021

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:

05/11/2021 11:19



Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
September quarter 2021: \$662,500

Comparable Properties



9 Yirrilil Way STRATHFIELDSAYE 3551
(REIV/G)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 15/06/2021
Property Type: House
Land Size: 512 sqm approx



82 Bassett Dr STRATHFIELDSAYE 3551 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 18/10/2021
Property Type: House
Land Size: 872 sqm approx



9 Wanjel St STRATHFIELDSAYE 3551 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 01/09/2021
Property Type: House