# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	9 Mceniry Way, Strathfieldsaye Vic 3551	
Including suburb or		

Including suburb or locality and postcode

Property offered for sale

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	Pro	perty Type H	ouse .	Suburl	Strathfieldsaye
Period - From	01/07/2021	to	30/09/2021	Source	ce 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	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

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





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



**Property Type: Agent Comments** 

# Comparable Properties



9 Yirrilil Way STRATHFIELDSAYE 3551 (REI/VG)

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



82 Bassett Dr STRATHFIELDSAYE 3551 (REI)

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



9 Wanjel St STRATHFIELDSAYE 3551 (REI)

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

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Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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