

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MARYLEBONE CIRCUIT,

4 2 2

Indicative Selling Price

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

Price Range: \$645,000 to \$695,000

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (House)

\$722,500

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10 ATHENA WAY, STRATHFIELDSAYE, VIC

4 2 2

Sale Price

\$678,000

Sale Date: 10/08/2023

Distance from Property: 1.7km



18 ALEXANDER CL, STRATHFIELDSAYE,

4 2 2

Sale Price

***\$670,000**

Sale Date: 25/09/2023

Distance from Property: 2.1km



13 ROXBURGH CRES, JUNORTOUN, VIC

4 2 2

Sale Price

\$690,000

Sale Date: 04/08/2023

Distance from Property: 3.3km



This report has been compiled on 27/10/2023 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

11 MARYLEBONE CIRCUIT, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Price Range:

\$645,000 to \$695,000

Median sale price

Median price

\$722,500

Property type

House

Suburb

STRATHFIELDSAYE

Period

01 October 2022 to 30 September 2023

Source

pricfinder

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

Price

Date of sale

10 ATHENA WAY, STRATHFIELDSAYE, VIC 3551	\$678,000	10/08/2023
18 ALEXANDER CL, STRATHFIELDSAYE, VIC 3551	*\$670,000	25/09/2023
13 ROXBURGH CRES, JUNORTOUN, VIC 3551	\$690,000	04/08/2023

This Statement of Information was prepared

27/10/2023