

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 Kanya Avenue, Strathfieldsaye

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$675,000 & \$705,000

Median sale price

Median price

\$715,000

Property type

House

Suburb

Strathfieldsaye

Period - From

30th July 2022

to

30th June 2023

Source

Realestate.com.au

Comparable property sales

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

102 Bassett Drive, Strathfieldsaye	\$710,000	19/01/2023
18 Cumberland Terrace, Strathfieldsaye	\$725,000	13/06/2023
7 Hanover Place, Strathfieldsaye	\$678,000	28/03/2023

This Statement of Information was prepared on: 03th July 2023