

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 and
postcode

184 RYALLS LANE STRATHFIELDSAYE VIC 3551

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Strathfieldsaye

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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

21 TAYLORS LANE STRATHFIELDSAYE VIC 3551	\$577,500	13-Feb-24
MANNES LANE STRATHFIELDSAYE VIC 3551	\$565,000	05-Oct-23
CAHILLS ROAD MANDURANG VIC 3551	\$620,000	14-Dec-23

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: 13 December 2024

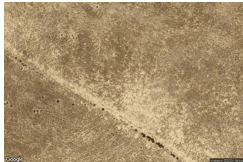


**21 TAYLORS LANE
STRATHFIELDSAYE VIC 3551**

Sold Price **\$577,500** Sold Date **13-Feb-24**

- - -

Distance **1.64km**



**MANNES LANE STRATHFIELDSAYE
VIC 3551**

Sold Price **\$565,000** Sold Date **05-Oct-23**

- - -

Distance **3.8km**



**CAHILLS ROAD MANDURANG VIC
3551**

Sold Price **\$620,000** Sold Date **14-Dec-23**

- - -

Distance **4.27km**

RS = Recent sale

UN = Undisclosed Sale

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