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	5 Bowden Spur Road, Strathe	ewen Vic 3099		
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$1,250,0	00 &	51,300,000		
Median sale price*				
Median price	Property Type	Subu	urb Strathewen	
Period - From	to	Source		
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 eighteen 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 48 Deviation Rd KINGLAKE CENTRAL 3757			\$1,250,000	06/12/2021
2				
3				
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 eighteen months.				
Tr	01/05/2023 11:59			
prices of residential propert	formation was prepared, publi y in the suburb or locality in w d not provide a median sale p act 1980	hich the property	offered for sale is	s situated, and



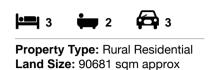


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Agent Comments

Indicative Selling Price \$1,250,000 - \$1,300,000 No median price available





Agent Comments

Comparable Properties



48 Deviation Rd KINGLAKE CENTRAL 3757 (REI/VG)

Price: \$1,250,000 Method: Private Sale Date: 06/12/2021 Property Type: House

Land Size: 82483 sqm approx

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 eighteen months.

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