

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

26 Ryalls Lane, Strathfieldsaye Vic 3551

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 \$730,000 Property Type House Suburb Strathfieldsaye

Period - From 01/01/2022 to 31/12/2022 Source 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.

	Address of comparable property	Price	Date of sale
1	11 Orchard Dr STRATHFIELDSAYE 3551	\$718,000	04/05/2022
2	25 Cassinia Dr JUNORTOUN 3551	\$720,000	08/06/2022
3	33 Junortoun Rd JUNORTOUN 3551	\$720,000	26/04/2022

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:

06/04/2023 13:07



Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
Year ending December 2022: \$730,000

Comparable Properties



11 Orchard Dr STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments



Price: \$718,000
Method: Private Sale
Date: 04/05/2022
Property Type: House
Land Size: 4163 sqm approx



25 Cassinia Dr JUNORTOUN 3551 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 08/06/2022
Property Type: House
Land Size: 4831 sqm approx



33 Junortoun Rd JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 26/04/2022
Property Type: House
Land Size: 10000 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000