

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

13 McCleans Road 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Strathfieldsaye

Period-from

01 Jan 2021

to

31 Dec 2021

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

31 Ridge Road Junortoun VIC 3551	\$750,000	03-Dec-21
171 Somerset Park Road Junortoun VIC 3551	\$715,000	17-Sep-21
100 Junortoun Road Junortoun VIC 3551	\$740,000	10-Sep-21

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: 12 January 2022

Darren Waters
P 03 5454 1999
M 0402 135 579
E darren@phproperty.com.au



31 Ridge Road Junortoun VIC 3551 Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **03-Dec-21**

 3  1  4

Distance **3.03km**



171 Somerset Park Road Junortoun VIC 3551 Sold Price **\$715,000** Sold Date **17-Sep-21**

 3  2  4

Distance **3.03km**



100 Junortoun Road Junortoun VIC 3551 Sold Price **\$740,000** Sold Date **10-Sep-21**

 3  2  2

Distance **2.97km**

RS = Recent sale **UN** = Undisclosed Sale

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