

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

36 ATHENA WAY 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Strathfieldsaye

Period-from

01 Jan 2023

to

31 Dec 2023

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

23 PARKWAY DRIVE STRATHFIELDSAYE VIC 3551	\$780,000	10-May-23
11 RATHLIN AVENUE JUNORTOUN VIC 3551	\$775,000	12-Sep-23
7 EXETER PLACE STRATHFIELDSAYE VIC 3551	\$770,000	08-Mar-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: 09 January 2024


**23 PARKWAY DRIVE
STRATHFIELDSAYE VIC 3551**
 4  2  4

Sold Price **\$780,000** Sold Date **10-May-23**

Distance **0.41km**

**11 RATHLIN AVENUE JUNORTOUN
VIC 3551**
 4  2  2

Sold Price **\$775,000** Sold Date **12-Sep-23**

Distance **1.68km**

**7 EXETER PLACE
STRATHFIELDSAYE VIC 3551**
 4  2  3

Sold Price **\$770,000** Sold Date **08-Mar-23**

Distance **0.33km**
RS = Recent sale

UN = Undisclosed Sale

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