

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

78 Bough Yards Lane, Strangways Vic 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$925,000

Median sale price*

Median price

Property Type

Suburb

Strangways

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 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	45 New Year Flat Rd VAUGHAN 3451	\$1,200,000	02/09/2024
2	69 Pound La GUILDFORD 3451	\$860,000	08/08/2024
3	14 Omega Reef Rd NEWSTEAD 3462	\$840,000	24/07/2024

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:

24/09/2024 14:00

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type:
Divorce/Estate/Family Transfers
Land Size: 62100 sqm approx
Agent Comments

Indicative Selling Price
\$925,000
No median price available

Comparable Properties



45 New Year Flat Rd VAUGHAN 3451 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 02/09/2024
Property Type: House
Land Size: 10711 sqm approx



69 Pound La GUILDFORD 3451 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 08/08/2024
Property Type: House
Land Size: 121405.80 sqm approx



14 Omega Reef Rd NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 24/07/2024
Property Type: House
Land Size: 169968.12 sqm approx