

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

21 Hampshire Place, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between

\$875,000

&

\$925,000

Median sale price

Median price

\$567,365

Property Type

House

Suburb

Strathfieldsaye

Period - From

01/01/2020

to

31/03/2020

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 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	3 Woodlea CI STRATHFIELDSAYE 3551	\$865,000	23/01/2019
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.~~

This Statement of Information was prepared on:

19/06/2020 15:54

21 Hampshire Place, Strathfieldsaye Vic 3551



Leonie Butler CEA (REIV)
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Property Type: Land
Land Size: 2679 sqm approx
Agent Comments

Indicative Selling Price
\$875,000 - \$925,000
Median House Price
March quarter 2020: \$567,365

Comparable Properties



3 Woodlea CI STRATHFIELDSAYE 3551 (VG)

Agent Comments



Price: \$865,000
Method: Sale
Date: 23/01/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4002 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.

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.