

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1604 Serene, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price

\$312,500

Median sale price

Median price

\$305,000

Property Type

Vacant land

Suburb

Strathfieldsaye

Period - From

10/01/2023

to

09/01/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

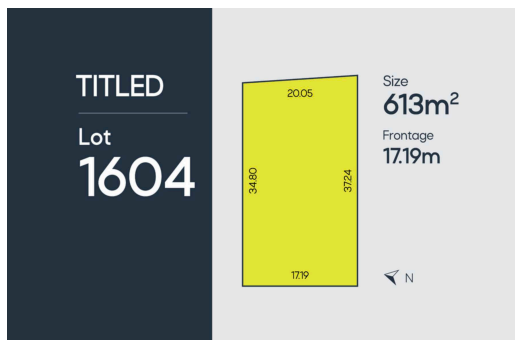
	Address of comparable property	Price	Date of sale
1	9 Tranquil St STRATHFIELDSAYE 3551	\$339,000	14/04/2023
2	3 Jumbuck La STRATHFIELDSAYE 3551	\$310,000	31/05/2023
3	9 Neon Cr STRATHFIELDSAYE 3551	\$305,000	12/05/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/01/2024 18:17

**Property Type:****Land Size:** 613m² sqm approx

Agent Comments

Indicative Selling Price

\$312,500

Median Land Price

10/01/2023 - 09/01/2024: \$305,000

Comparable Properties

**9 Tranquil St STRATHFIELDSAYE 3551 (REI/VG)**

Agent Comments

**Price:** \$339,000**Method:** Private Sale**Date:** 14/04/2023**Property Type:** Land**Land Size:** 735 sqm approx**3 Jumbuck La STRATHFIELDSAYE 3551 (VG)**

Agent Comments

**Price:** \$310,000**Method:** Sale**Date:** 31/05/2023**Property Type:** Land**Land Size:** 503 sqm approx**9 Neon Cr STRATHFIELDSAYE 3551 (VG)**

Agent Comments

**Price:** \$305,000**Method:** Sale**Date:** 12/05/2023**Property Type:** Land**Land Size:** 563 sqm approx**Account** - Dungey Carter Ketterer | P: 03 5440 5000