

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 andpostcode

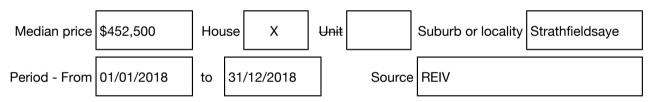
6 Hanover Place, Strathfieldsaye Vic 3551 r e

Indicative selling price

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

| Range between | \$630,000 | & | \$680,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price



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 | 9 Currawong Ct KENNINGTON 3550 | \$680,000 | 28/08/2018 |
| 2 | 446 Tannery La STRATHFIELDSAYE 3551 | \$675,000 | 14/12/2018 |
| 3 | 506 Tannery La STRATHFIELDSAYE 3551 | \$645,000 | 10/08/2018 |

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.

Account - Dungey Carter Ketterer | P: 03 5440 5000

propertydata

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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. 6 Hanover Place, Strathfieldsaye Vic 3551







Rooms: Property Type: House Land Size: 1146 sqm approx Agent Comments Indicative Selling Price \$630,000 - \$680,000 Median House Price Year ending December 2018: \$452,500

Comparable Properties



 9 Currawong Ct KENNINGTON 3550 (REI/VG)
 Agent Comments

 Image: 1
 Image: 1
 Image: 1
 Agent Comments

 Price: \$680,000
 Image: 1
 Agent Comments

 Price: \$680,000
 Image: 1
 Agent Comments

 Method: Auction Sale
 Image: 1
 Agent Comments

 Date: 28/08/2018
 Image: 1
 Agent Comments

 Rooms: 5
 Image: 1
 Agent Comments

 Property Type: House (Res)
 Image: 1
 Agent Comments

 Land Size: 1251 sqm approx
 Image: 1
 Agent Comments



446 Tannery La STRATHFIELDSAYE 3551 (REI/VG) 4 2 2 2

Price: \$675,000 Method: Private Sale Date: 14/12/2018 Rooms: 6 Property Type: House Land Size: 700 sqm approx

Agent Comments

Agent Comments



506 Tannery La STRATHFIELDSAYE 3551 (REI/VG)

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Price: \$645,000 Method: Private Sale Date: 10/08/2018 Rooms: 5 Property Type: House Land Size: 1139 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000

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