

# 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

6 Hanover Place, Strathfieldsaye Vic 3551

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$680,000

#### Median sale price

Median price \$452,500

House

X

Unit

Suburb or locality

Strathfieldsaye

Period - From 01/01/2018

to

31/12/2018

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	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.



5 2 2

**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**

4 2 2

**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 28/08/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 1251 sqm approx



**446 Tannery La STRATHFIELDSAYE 3551 (REI/VG)** **Agent Comments**

4 2 2

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



**506 Tannery La STRATHFIELDSAYE 3551 (REI/VG)** **Agent Comments**

4 2 3

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