

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

2 Exeter Place, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between \$585,000 & \$640,000

Median sale price

Median price \$615,000 Property Type House Suburb Strathfieldsaye

Period - From 01/01/2021 to 31/03/2021 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 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	60 Coomoora Cirt STRATHFIELD SAYE 3551	\$620,000	12/05/2021
2	65 Arthurs Cr STRATHFIELD SAYE 3551	\$610,000	18/04/2021
3	5 Knights Ct STRATHFIELD SAYE 3551	\$578,000	30/03/2021

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:

05/07/2021 11:38



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Rooms: 8
Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$585,000 - \$640,000
Median House Price
March quarter 2021: \$615,000

Comparable Properties



60 Coomoora Cirt STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

4 2 2

Price: \$620,000
Method: Private Sale
Date: 12/05/2021
Property Type: House
Land Size: 577 sqm approx



65 Arthurs Cr STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

4 2 4

Price: \$610,000
Method: Private Sale
Date: 18/04/2021
Property Type: House
Land Size: 841 sqm approx



5 Knights Ct STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

4 2 3

Price: \$578,000
Method: Private Sale
Date: 30/03/2021
Property Type: House
Land Size: 912 sqm approx