

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

30 Havering Lane, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between \$449,000 & \$459,000

Median sale price

Median price \$495,000 Property Type House Suburb Strathfieldsaye

Period - From 13/11/2018 to 12/11/2019 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	677 Mcivor Hwy JUNORTOUN 3551	\$473,000	18/09/2019
2	21 Heritage Ct JUNORTOUN 3551	\$441,000	05/03/2019
3	4 Apsley St STRATHFIELDSAYE 3551	\$440,000	29/10/2018

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 18 months.~~

This Statement of Information was prepared on:

13/11/2019 11:41



Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 4021 sqm approx

Agent Comments

Indicative Selling Price

\$449,000 - \$459,000

Median House Price

13/11/2018 - 12/11/2019: \$495,000

Comparable Properties

677 Mcivor Hwy JUNORTOUN 3551 (VG)

Agent Comments



Price: \$473,000

Method: Sale

Date: 18/09/2019

Property Type: House (Res)

Land Size: 2006 sqm approx



21 Heritage Ct JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$441,000

Method: Private Sale

Date: 05/03/2019

Rooms: 6

Property Type: House

Land Size: 10000 sqm approx



4 Apsley St STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments



Was not a genuine 4 bedroom. Study classed as the 4th

Price: \$440,000

Method: Private Sale

Date: 29/10/2018

Rooms: 6

Property Type: House

Land Size: 1913 sqm approx