

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

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