

# 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

63 Ryalls Lane, 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 \$1,280,000

&

\$1,350,000

### Median sale price

Median price \$720,000

Property Type House

Suburb Strathfieldsaye

Period - From 01/10/2021

to

31/12/2021

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 | 1161 Strathfieldsaye Rd STRATHFIELDSAYE 3551 | \$1,100,000 | 24/03/2022   |
| 2 | 15 Ryalls La STRATHFIELDSAYE 3551            | \$890,000   | 18/05/2021   |
| 3 | 91 Ryalls La STRATHFIELDSAYE 3551            | \$860,000   | 29/10/2021   |

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:

31/03/2022 10:45



4 3 2

**Property Type:** House  
**Land Size:** 3920 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,280,000 - \$1,350,000  
**Median House Price**  
December quarter 2021: \$720,000

## Comparable Properties



**1161 Strathfieldsaye Rd STRATHFIELDSAYE 3551 (REI)**

**Agent Comments**

4 2 6

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 24/03/2022  
**Property Type:** House  
**Land Size:** 4046.86 sqm approx



**15 Ryalls La STRATHFIELDSAYE 3551 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 18/05/2021  
**Property Type:** House  
**Land Size:** 2640 sqm approx



**91 Ryalls La STRATHFIELDSAYE 3551 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 29/10/2021  
**Property Type:** House  
**Land Size:** 736 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000