## 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		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Single price \$925,000		
Median sale price*		
Median price Property Type S	Suburb Strangways	
Period - From to Source		
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 45 New Year Flat Rd VAUGHAN 3451	\$1,200,000	02/09/2024
2 69 Pound La GUILDFORD 3451	\$860,000	08/08/2024
3 14 Omega Reef Rd NEWSTEAD 3462	\$840,000	24/07/2024
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: 24/09/2024 14:00		024 14:00
* When this Statement of Information was prepared, publicly available information providing median sale		



<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











**Property Type:** 

Divorce/Estate/Family Transfers Land Size: 62100 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$925,000 No median price available

## Comparable Properties



45 New Year Flat Rd VAUGHAN 3451 (REI)

3





**6** 

Price: \$1,200,000 Method: Private Sale Date: 02/09/2024 Property Type: House

Land Size: 10711 sqm approx

**Agent Comments** 



69 Pound La GUILDFORD 3451 (REI)

4





Price: \$860,000 Method: Private Sale Date: 08/08/2024 Property Type: House

Land Size: 121405.80 sqm approx

**Agent Comments** 



14 Omega Reef Rd NEWSTEAD 3462 (REI/VG) Agent Comments

Price: \$840,000

Method: Private Sale Date: 24/07/2024 Property Type: House

Land Size: 169968.12 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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