

# 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 Apsley Street, Strathfieldsaye Vic 3551
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$600,000	&	\$645,000
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### Median sale price

Median price	\$567,365	Property Type	House	Suburb	Strathfieldsaye
Period - From	01/01/2020	to	31/03/2020	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		
2		
3		

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.

This Statement of Information was prepared on: 11/05/2020 11:24

2 Apsley Street, Strathfieldsaye Vic 3551



Janelle Stevens

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**Indicative Selling Price**

\$600,000 - \$645,000

**Median House Price**

March quarter 2020: \$567,365



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 3954 sqm approx

Agent Comments



## Comparable Properties

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.

Account - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.