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Statement of Information

221 GUYS HILL ROAD, STRATHFIELDSAYE, VIC 3551

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



221 GUYS HILL ROAD,

4 2 2

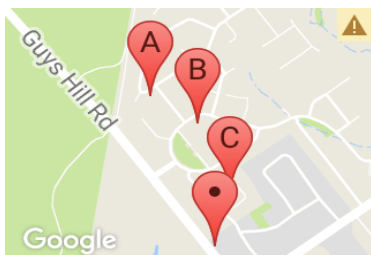
Indicative Selling Price

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

Price Range: \$420,000 to \$440,000

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (House)

\$457,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



55 ARTHURS CRES, STRATHFIELDSAYE, VIC

4 2 2

Sale Price

\$428,000

Sale Date: 28/02/2017

Distance from Property: 586m



22 BRENTWOOD BVD, STRATHFIELDSAYE, VIC

4 2 2

Sale Price

\$425,000

Sale Date: 10/08/2016

Distance from Property: 451m



5 KINTA CRT, STRATHFIELDSAYE, VIC 3551

4 2 3

Sale Price

\$427,500

Sale Date: 11/07/2016

Distance from Property: 205m



This report has been compiled on 10/10/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

221 GUYS HILL ROAD, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Price Range:

\$420,000 to \$440,000

Median sale price

Median price

\$457,500

House

X

Unit


Suburb

STRATHFIELDSAYE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
55 ARTHURS CRES, STRATHFIELDSAYE, VIC 3551	\$428,000	28/02/2017
22 BRENTWOOD BVD, STRATHFIELDSAYE, VIC 3551	\$425,000	10/08/2016
5 KINTA CRT, STRATHFIELDSAYE, VIC 3551	\$427,500	11/07/2016