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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

18 Candlewood Drive, 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)

\$399,000
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\$429,000
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### Median sale price

Median price	<table border="1"><tr><td>\$470,000</td></tr></table>	\$470,000	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Strathfieldsaye</td></tr></table>	Strathfieldsaye
\$470,000								
X								
Strathfieldsaye								
Period - From	<table border="1"><tr><td>March 12<sup>th</sup> 2018</td></tr></table>	March 12 <sup>th</sup> 2018	to	<table border="1"><tr><td>March 21<sup>st</sup> 2018</td></tr></table>	March 21 <sup>st</sup> 2018	Source	<table border="1"><tr><td><a href="http://www.realestate.com.au">www.realestate.com.au</a></td></tr></table>	<a href="http://www.realestate.com.au">www.realestate.com.au</a>
March 12 <sup>th</sup> 2018								
March 21 <sup>st</sup> 2018								
<a href="http://www.realestate.com.au">www.realestate.com.au</a>								

### 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
1. 44 Alexander Close, Strathfieldsaye VIC 3551	\$435,000	12/02/18
2. 221 Guys Hill Road, Strathfieldsaye VIC 3551	\$427,500	24/11/17
3. 92 Ryalls Lane, Strathfieldsaye VIC 3551	\$426,000	06/11/17

## Additional information about comparable sales.



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**Strathfieldsaye** 44 Alexander Close    4 BED   2 BATH   2 CAR   6 ROOMS

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**METHOD**   Private  
**TYPE**   House  
**LAND**   Approx. 845m2



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**Strathfieldsaye** 221 Guys Hill Road    4 BED   2 BATH   2 CAR   6 ROOMS

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**METHOD**   Private  
**TYPE**   House  
**LAND**   Approx. 1162m2



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**Strathfieldsaye** 92 Ryalls Lane    4 BED   2 BATH   2 CAR   6 ROOMS

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**METHOD**   Private  
**TYPE**   House  
**LAND**   Approx. 879m2