

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

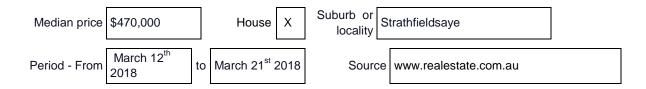
d 18 Candlewood Drive, Strathfieldsaye VIC 3551

Indicative selling price

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

\$399,000 & \$429,000

Median sale price



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

Property data source: www.rpdata.com.au. Generated on 21/03/18



Additional information about comparable sales.



Strathfie	Idsaye 44 Alexander Close	4 BED	2 BATH	2 CAR	6 ROOMS
METHOD TYPE LAND	Private House Approx. 845m2				



Strathfie	Idsaye 221 Guys Hill Road	4 BED	2 BATH	2 CAR	6 ROOMS
METHOD TYPE LAND	Private House Approx. 1162m2				



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

METHODPrivateTYPEHouseLANDApprox. 879m2

Property data source: www.rpdata.com.au Generated on 21/03/18