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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

53 Alexander Close, 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)

\$475,000 - \$495,000
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### Median sale price

Median price	<table border="1"><tr><td>\$465,000</td></tr></table>	\$465,000	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Strathfieldsaye</td></tr></table>	Strathfieldsaye
\$465,000								
X								
Strathfieldsaye								
Period - From	<table border="1"><tr><td>Jan 2<sup>nd</sup> 2019</td></tr></table>	Jan 2 <sup>nd</sup> 2019	to	<table border="1"><tr><td>Feb 4<sup>th</sup> 2019</td></tr></table>	Feb 4 <sup>th</sup> 2019	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>
Jan 2 <sup>nd</sup> 2019								
Feb 4 <sup>th</sup> 2019								
<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. 29 Alexander Close, Strathfieldsaye VIC 3551	\$490,000	Aug 28 <sup>th</sup> 2018
2. 10 Lewana Way, Strathfieldsaye VIC 3551	\$466,250	Nov 8 <sup>th</sup> 2018
3. 5 Clarendon Close, Strathfieldsaye VIC 3551	\$537,500	Dec 3 <sup>rd</sup> 2018

Property data source: [www.rpdata.com](http://www.rpdata.com) . Generated on Feb 4<sup>th</sup> 2019.

## Additional information about comparable sales.



**Strathfieldsaye** 29 Alexander Close

**3 BED 2 BATH 2 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 1,237m2



**Strathfieldsaye** 10 Lewana Way

**4 BED 2 BATH 2 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 954m2



**Strathfieldsaye** 5 Clarendon Close

**4 BED 2 BATH 2 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 821m2

Property data source: [www.rpdata.com](http://www.rpdata.com) . Generated on Feb 4<sup>th</sup> 2019.