





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 ARTHURS CRESCENT,







Indicative Selling Price

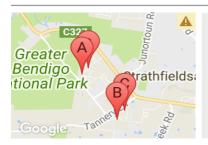
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

420,000 to 450,000

Provided by: Kylee McCalman, Professionals Bendigo

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







Sale Price

\$428,000

Sale Date: 28/02/2017

Distance from Property: 236m





12 SUSSEX ST, STRATHFIELDSAYE, VIC 3551







Sale Price

\$443,000

Sale Date: 15/03/2017

Distance from Property: 1.7km





10 HANOVER PL, STRATHFIELDSAYE, VIC 3551 🕮 3 🕒 2







Sale Price

\$440.000

Sale Date: 30/11/2016

Distance from Property: 1.6km



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	50 ARTHURS CRESCENT, STRATHFIELDSAYE, VIC 3551
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Indicative selling price

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

Price Range: 420,000 to 450,000

Median sale price

Median price	\$457,500	House X	Unit	Suburb	STRATHFIELDSAYE
Period	01 October 2016 to 30 September 2017		Source	p	ricefinder

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
12 SUSSEX ST, STRATHFIELDSAYE, VIC 3551	\$443,000	15/03/2017
10 HANOVER PL, STRATHFIELDSAYE, VIC 3551	\$440,000	30/11/2016

