

STATEMENT OF INFORMATION

16 UXBRIDGE STREET, STRATHFIELD SA, VIC 3551

PREPARED BY PHIL WHITE, PROFESSIONALS WENDIGO PHONE 0437 437 852



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 UXBRIDGE STREET,

 3  2  2

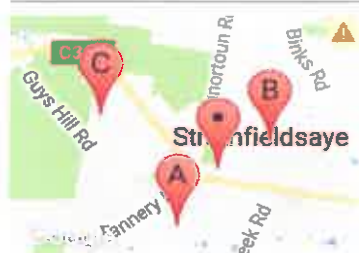
Indicative Selling Price

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

Price Range: \$390,000 to \$415,000

Provided by: Phil White, Professionals Bendigo

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (House)

\$443,000

01 July 2016 to 30 June 2017

Provided by: 

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.



45 REGENT ST, STRATHFIELDSAYE, VIC 3551

 3  2  2

Sale Price




***\$407,000**

Sale Date: 19/07/2017

Distance from Property: 1km



5 KADINA CRT, STRATHFIELDSAYE, VIC 3551

 3  2  2

Sale Price

\$395,500

Sale Date: 14/10/2016

Distance from Property: 834m



13 ARTHURS CRES, STRATHFIELDSAYE, VIC

 3  2  2

Sale Price

\$390,000

Sale Date: 15/09/2016

Distance from Property: 1.8km



This report has been compiled on 05/09/2017 by Professionals Bendigo. 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

16 UXBRIDGE STREET, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Price Range: \$390,000 to \$415,000

Median sale price

Median price

\$443,000

House

X

Unit

Suburb

STRATHFIELDSAYE

Period

01 July 2016 to 30 June 2017

Source

pricelinder

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
45 REGENT ST, STRATHFIELDSAYE, VIC 3551	*\$407,000	19/07/2017
5 KADINA CRT, STRATHFIELDSAYE, VIC 3551	\$395,500	14/10/2016
13 ARTHURS CRES, STRATHFIELDSAYE, VIC 3551	\$390,000	15/09/2016