

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1 Kadina Court, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between \$395,000

&

\$415,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality

Strathfieldsaye

Period - From 01/10/2016

to

30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	55 Arthurs Cr STRATHFIELDSAYE 3551	\$428,000	28/02/2017
2	5 Cumberland Tce STRATHFIELDSAYE 3551	\$415,000	31/03/2017
3	30 Lanark Dr JUNORTOUN 3551	\$375,000	19/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:

Property Type: Land

Land Size: 826 sqm approx

Agent Comments

Comparable Properties

55 Arthurs Cr STRATHFIELDSAYE 3551 (VG)

Agent Comments



Price: \$428,000

Method: Sale

Date: 28/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 760 sqm approx

5 Cumberland Tce STRATHFIELDSAYE 3551 (VG)

Agent Comments



Price: \$415,000

Method: Sale

Date: 31/03/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 623 sqm approx



30 Lanark Dr JUNORTOUN 3551 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 19/09/2017

Rooms: 6

Property Type: House

Land Size: 612 sqm approx