
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

35 Coomoora Circuit, Strathfieldsaye VIC 3551

Indicative selling price

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

\$420,000

Median sale price

Median price

\$467,000

 House ☒ Suburb or locality

Strathfieldsaye

Period - From

May 7, 2018

 to

May 17, 2018

 Source

www.realestate.com.au

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. 37 Bassett Drive, Strathfieldsaye VIC 3551	\$477,500	09/08/17
2. 16 Uxbridge Street, Strathfieldsaye VIC 3551	\$385,000	10/10/17
3. 10 Lindsay Court, Strathfieldsaye VIC 3551	\$445,000	08/02/18

Property data source: www.rpdata.com.au. Generated on 17/05/18.

Additional information about comparable sales.



Strathfieldsaye 37 Bassett Drive

4 BED 2 BATH 4 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 827m2



Strathfieldsaye 16 Uxbridge Street

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 715m2



Strathfieldsaye 10 Lindsay Court

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 789m2