
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

4 Apsley Street, Strathfieldsaye VIC 3551

Indicative selling price

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

\$445,000

Median sale price

Median price

\$468,500

House

X

Suburb or
locality

Strathfieldsaye

Period - From

June 4, 2018

to

June 12, 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. 22 Nubrena Drive, Strathfieldsaye VIC 3551	\$450,000	16/05/18
2. 475 Tannery Lane, Strathfieldsaye VIC 3551	\$467,000	04/10/17
3. 934 Wellington Street, Strathfieldsaye VIC 3551	\$511,000	12/01/18

Property data source: www.rpdata.com.au. Generated on 12/06/18.

Additional information about comparable sales.



Strathfieldsaye 22 Numbrena Drive 3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 1,253m2



Strathfieldsaye 475 Tannery Lane 3 BED 2 BATH 4 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 2,026m2



Strathfieldsaye 934 Wellington Street 3 BED 2 BATH 4 CAR 9 ROOMS

METHOD Private
TYPE House
LAND Approx. 2,012m2