

## 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 65C Ryalls Lane, Strathfieldsaye VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$480,000

&

\$520,000

### Median sale price

Median price \$463,500

House

X

Suburb or  
locality Strathfieldsaye

Period - From January 22<sup>nd</sup>  
2018 to January 29<sup>th</sup>  
2018

Source [www.realestate.com.au](http://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. 3 Amesbury Place, Strathfieldsaye VIC 3551	\$486,000	05/11/17
2. 7 Kinta Court, Strathfieldsaye VIC 3551	\$470,000	30/11/17
3. 11 Thornton Court, Strathfieldsaye VIC 3551	\$475,000	18/10/17

Property data source: [www.rpdata.com.au](http://www.rpdata.com.au). Generated on 29/01/18.

## Additional information about comparable sales.



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**Strathfieldsaye** 3 Amesbury Place      4 BED   2 BATH   2 CAR   6 ROOMS

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**METHOD**   Private  
**TYPE**       House  
**LAND**       Approx. 806m2



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**Strathfieldsaye** 7 Kinta Court      4 BED   2 BATH   2 CAR   6 ROOMS

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**METHOD**   Private  
**TYPE**       House  
**LAND**       Approx. 894m2



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**Strathfieldsaye** 11 Thornton Court      4 BED   2 BATH   2 CAR   6 ROOMS

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**METHOD**   Private  
**TYPE**       House  
**LAND**       Approx. 799m2