

STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

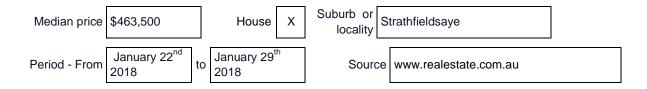
Address Including suburb and 65C Ryalls Lane, Strathfieldsaye VIC 3551 postcode

Indicative selling price

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

\$480,000 & \$520,000

Median sale price



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. Generated on 29/01/18.



Additional information about comparable sales.



Strathfie	Idsaye 3 Amesbury Place	4 BED 2 B	ATH 2 CAR	6 ROOMS
METHOD TYPE LAND	Private House Approx. 806m2			



Strathfie	Idsaye 7 Kinta Court	4 BED	2 BATH	2 CAR	6 ROOMS
METHOD TYPE LAND	Private House Approx. 894m2				



Strathfieldsaye 11 Thornton Court	4 BED 2 BATH 2 CAR 6 ROOMS
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METHOD	Private
TYPE	House
LAND	Approx. 799m2

Property data source: www.rpdata.com.au Generated on 29/01/18