

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 andpostcode

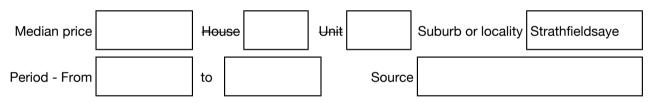
s	22a Redwood Drive, Strathfieldsaye Vic 3551
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Indicative selling price

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

Range between \$115,000	&	\$125,000
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Median sale price*



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	27 Shepherds Glen STRATHFIELDSAYE 3551	\$140,000	09/06/2017
2	11 Inverness Dr JUNORTOUN 3551	\$140,000	19/04/2017
3	7 Inverness Dr JUNORTOUN 3551	\$136,000	31/10/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Rooms: Property Type: Agent Comments Indicative Selling Price \$115,000 - \$125,000 No median price available

Comparable Properties

27 Shepherds Glen STRATHFIELDSAYE 3551 (VG)	Agent Comments
	-
Price: \$140,000 Method: Sale	
Date: 09/06/2017	
Rooms: -	
Property Type: Land	
Land Size: 425 sqm approx	
11 Inverness Dr JUNORTOUN 3551 (VG)	Agent Comments
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Price: \$140,000	-
Method: Sale	
Date: 19/04/2017	
Rooms: -	
Property Type: Land Land Size: 521 sqm approx	
7 Inverness Dr JUNORTOUN 3551 (VG)	Agent Comments
Price: \$136,000	-
Method: Sale	
Date: 31/10/2017	
Rooms: -	
Property Type: Land	
Land Size: 492 sqm approx	

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

