

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**475 TANNERY LANE, STRATHFIELDSAYE,**  3  2  4

### Indicative Selling Price

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

Single Price: **\$469,000**

Provided by: Rick Bishop, Tony Harrington Estate Agents

## MEDIAN SALE PRICE



**STRATHFIELDSAYE, VIC, 3551**

Suburb Median Sale Price (House)

**\$481,000**

01 April 2017 to 30 June 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**309 GUYS HILL RD, STRATHFIELDSAYE, VIC**  3  2  3

Sale Price

**\$450,000**

Sale Date: 03/03/2017

Distance from Property: 233m



**11 BATTUNGA CRT, STRATHFIELDSAYE, VIC**  4  2  2

Sale Price

**\$485,000**

Sale Date: 27/04/2017

Distance from Property: 1.2km



**85 RYALLS LANE, STRATHFIELDSAYE, VIC 3551**  4  2  2

Sale Price

**\$455,000**

Sale Date: 05/04/2016

Distance from Property: 774m



This report has been compiled on 24/09/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

475 TANNERY 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)

Single Price:

\$469,000

Median sale price

Median price

\$481,000

House

X

Unit


Suburb

STRATHFIELDSAYE

Period

01 April 2017 to 30 June 2017

Source



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 |
|---|-----------|--------------|
| 309 GUYS HILL RD, STRATHFIELDSAYE, VIC 3551 | \$450,000 | 03/03/2017   |
| 11 BATTUNGA CRT, STRATHFIELDSAYE, VIC 3551  | \$485,000 | 27/04/2017   |
| 85 RYALLS LANE, STRATHFIELDSAYE, VIC 3551   | \$455,000 | 05/04/2016   |