

## 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 22 NUBRENA DRIVE, STRATHFIELDSAYE, VIC 3551


### Indicative selling price

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

Price Range: \$450,000 to \$480,000

### Median sale price

Median price \$475,000 House ☒ Unit ☐ Suburb STRATHFIELDSAYE

Period 01 April 2017 to 31 March 2018 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
30 REGENT ST, STRATHFIELDSAYE, VIC 3551	\$487,000	23/01/2018
6 PARKWAY DR, STRATHFIELDSAYE, VIC 3551	\$477,500	26/06/2017
2 ORCHARD WALK, STRATHFIELDSAYE, VIC 3551	\$475,000	05/12/2013