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# Statement of Information

68 BASSETT DRIVE, STRATHFIELDSAYE, VIC 3551

Prepared by Matt Pinniger, Office Phone: 03 5440 9500



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| Tweed Sutherland

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



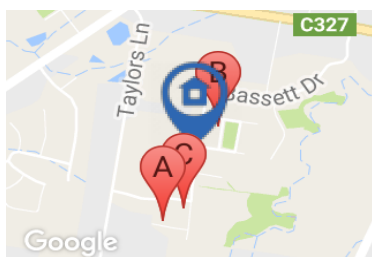
**68 BASSETT DRIVE, STRATHFIELDSAYE,** 3 2 2

### Indicative Selling Price

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

Provided by: Matt Pinniger, Tweed Sutherland First National Real Estate

## SUBURB MEDIAN



**STRATHFIELDSAYE, VIC, 3551**

Suburb Median Sale Price (House)

**\$437,500**

01 April 2016 to 31 March 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.



**EAMONT CRT, STRATHFIELDSAYE, VIC 3551** 3 - -

Sale Price

**\$365,000**

Sale Date: 07/05/2016

Distance from Property: 296m



**9 LENA PL, STRATHFIELDSAYE, VIC 3551** 3 2 2

Sale Price

**\$340,000**

Sale Date: 31/03/2016

Distance from Property: 100m



**90 BASSETT DR, STRATHFIELDSAYE, VIC 3551** 4 2 2

Sale Price

**\$365,000**

Sale Date: 27/03/2017

Distance from Property: 233m



This report has been compiled on 30/05/2017 by Tweed Sutherland First National Real Estate. 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

68 BASSETT 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)

Single Price / Range

\$349,000

Median sale price

Median price

\$437,500

House

X

Unit


Suburb

STRATHFIELDSAYE

Period

01 April 2016 to 31 March 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
EAMONT CRT, STRATHFIELDSAYE, VIC 3551	\$365,000	07/05/2016
9 LENA PL, STRATHFIELDSAYE, VIC 3551	\$340,000	31/03/2016
90 BASSETT DR, STRATHFIELDSAYE, VIC 3551	\$365,000	27/03/2017