

# 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 and postcode

465 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)

Range between \$395,000 & \$425,000

### Median sale price

Median price \$505,000 Property Type House Suburb Strathfieldsaye

Period - From 18/05/2019 to 17/05/2020 Source REIV

### 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 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	4 Uxbridge St STRATHFIELD SAYE 3551	\$400,000	08/08/2019
2	52 Redwood Dr STRATHFIELD SAYE 3551	\$390,000	05/04/2019
3	511 Tannery La STRATHFIELD SAYE 3551	\$385,000	01/07/2019

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 18 months.~~

This Statement of Information was prepared on:

18/05/2020 19:56



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**Property Type:** House (Res)  
**Land Size:** 1072 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$395,000 - \$425,000  
**Median House Price**  
18/05/2019 - 17/05/2020: \$505,000

## Comparable Properties



**4 Uxbridge St STRATHFIELDSAYE 3551 (VG)**   **Agent Comments**

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**Price:** \$400,000  
**Method:** Sale  
**Date:** 08/08/2019  
**Property Type:** House (Res)  
**Land Size:** 1222 sqm approx



**52 Redwood Dr STRATHFIELDSAYE 3551 (REI/VG)**   **Agent Comments**

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**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 05/04/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1030 sqm approx

**511 Tannery La STRATHFIELDSAYE 3551 (VG)**   **Agent Comments**

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**Price:** \$385,000  
**Method:** Sale  
**Date:** 01/07/2019  
**Property Type:** House (Res)  
**Land Size:** 1714 sqm approx