

STATEMENT OF INFORMATION

6 KENT PLACE, STRATHFIELD SA, VIC 3551

PREPARED BY JENNY DONALDSON, PROFESSIONALS AUSTRALIA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 KENT PLACE, STRATHFIELDSAYE, VIC

 3  2  2

Indicative Selling Price

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

Price Range: **\$620,000 to \$660,000**

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (House)

\$441,500

01 April 2016 to 31 March 2017

Provided by: 

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.



6 CHARLBERT PL, STRATHFIELDSAYE, VIC 3551

 4  2  4

Sale Price

\$628,000

Sale Date: 30/11/2016

Distance from Property: 104m



2 HANOVER PL, STRATHFIELDSAYE, VIC 3551

 4  2  2

Sale Price

\$700,000

Sale Date: 18/10/2016

Distance from Property: 157m



1 SWANSON BVD, STRATHFIELDSAYE, VIC

 4  2  2

Sale Price

\$560,000

Sale Date: 20/04/2017

Distance from Property: 1.3km



This report has been compiled on 26/06/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

6 KENT PLACE, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Price Range: \$620,000 to \$660,000

Median sale price

Median price

\$441,500

House

☒

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
6 CHARLBERT PL, STRATHFIELDSAYE, VIC 3551	\$628,000	30/11/2016
2 HANOVER PL, STRATHFIELDSAYE, VIC 3551	\$700,000	18/10/2016
1 SWANSON BVD, STRATHFIELDSAYE, VIC 3551	\$560,000	20/04/2017