



# STATEMENT OF INFORMATION

3 KADINA COURT, STRATHFIELDSAYE, VIC 3551

PREPARED BY GREG FATHERS, BENDIGO PROPERTY PLUS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 3 KADINA COURT, STRATHFIELDSAYE, - - -

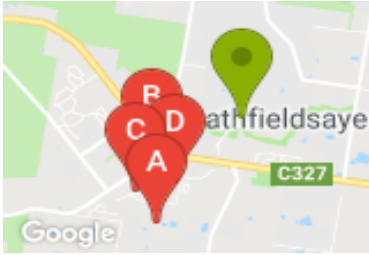
#### Indicative Selling Price

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

Single Price: **\$195,000**

Provided by: Greg Fathers, Bendigo Property Plus

## MEDIAN SALE PRICE



### STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (Vacant Land)

**\$170,000**

01 October 2017 to 30 September 2018

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.



### 103 BAKERS LANE, STRATHFIELDSAYE, VIC - - -

Sale Price

**\$185,000**

Sale Date: 17/05/2017

Distance from Property: 1.9km



### 531 TANNERY LANE, STRATHFIELDSAYE, VIC 4 2 2

Sale Price

**\$180,000**

Sale Date: 23/06/2017

Distance from Property: 1.3km



### 7 PARK VILLAGE TCE, STRATHFIELDSAYE, VIC 4 3 2

Sale Price

**\$183,000**

Sale Date: 07/08/2017

Distance from Property: 1.8km



This report has been compiled on 30/10/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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27 CAMDEN WAY, STRATHFIELDSAYE, VIC



Sale Price

**\$175,000**

Sale Date: 10/01/2018

Distance from Property: 1.3km



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

3 KADINA COURT, 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: \$195,000

### Median sale price

Median price \$170,000

House

Unit

Suburb

STRATHFIELDSAYE

Period 01 October 2017 to 30 September 2018

Source

 pricfinder

### 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
103 BAKERS LANE, STRATHFIELDSAYE, VIC 3551	\$185,000	17/05/2017
531 TANNERY LANE, STRATHFIELDSAYE, VIC 3551	\$180,000	23/06/2017
7 PARK VILLAGE TCE, STRATHFIELDSAYE, VIC 3551	\$183,000	07/08/2017

27 CAMDEN WAY, STRATHFIELDSAYE, VIC 3551	\$175,000	10/01/2018
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