

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 49 Alexander Close, Strathfieldsaye VIC 3551

Indicative selling price

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

\$440,000

&

\$460,000

Median sale price

Median price \$470,000

House

X

Suburb or
locality

Strathfieldsaye

Period - From

March 5th
2018

to

March 14th 2018

Source

www.realestate.com.au

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
1. 47 Arthurs Crescent, Strathfieldsaye VIC 3551	\$465,000	21/08/17
2. 7 Centaur Close, Strathfieldsaye VIC 3551	\$440,000	03/10/17
3. 11 Lewana Way, Strathfieldsaye VIC 3551	\$450,000	16/01/18

Additional information about comparable sales.



Strathfieldsaye 47 Arthurs Crescent 4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 785m2



Strathfieldsaye 7 Centaur Close 4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 920m2



Strathfieldsaye 11 Lewana Way 4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 900m2