

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**64 TAYLORS LANE, STRATHFIELDSAYE,**  4  -  -

**Indicative Selling Price**

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

**Single Price:** **\$440,000**

## MEDIAN SALE PRICE



**STRATHFIELDSAYE, VIC, 3551**

**Suburb Median Sale Price (House)**

**\$457,500**

01 October 2016 to 30 September 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.



**6 AMESBURY PL, STRATHFIELDSAYE, VIC 3551**  4  2  2

**Sale Price**

**Price Withheld**

Sale Date: 20/10/2017

Distance from Property: 1.6km



**47 BRENTWOOD BVD, STRATHFIELDSAYE, VIC**  4  2  2

**Sale Price**

**\$410,000**

Sale Date: 19/10/2016

Distance from Property: 1.5km



**475 TANNERY LANE, STRATHFIELDSAYE, VIC**  4  2  4

**Sale Price**

**\*\$467,000**

Sale Date: 02/10/2017

Distance from Property: 551m



This report has been compiled on 15/11/2017 by Tony Harrington Estate Agents. 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

64 TAYLORS 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)

Single Price:

\$440,000

Median sale price

Median price

\$457,500

House

X

Unit


Suburb

STRATHFIELDSAYE

Period

01 October 2016 to 30 September 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 AMESBURY PL, STRATHFIELDSAYE, VIC 3551    | Price Withheld | 20/10/2017   |
| 47 BRENTWOOD BVD, STRATHFIELDSAYE, VIC 3551 | \$410,000      | 19/10/2016   |
| 475 TANNERY LANE, STRATHFIELDSAYE, VIC 3551 | *\$467,000     | 02/10/2017   |