

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 64 TAYLORS LANE, STRATHFIELDSAYE, 🕮 4 🕒 -





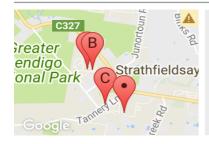


**Indicative Selling Price** 

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

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







**Sale Price** 

\$410,000

Sale Date: 19/10/2016

Distance from Property: 1.5km





475 TANNERY LANE, STRATHFIELDSAYE, VIC







**Sale Price** 

\*\$467.000

Sale Date: 02/10/2017

Distance from Property: 551m



# 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
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#### Indicative selling price

For the meaning of this price see 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		pricefinder	

## 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