



# STATEMENT OF INFORMATION

23 ATHENA WAY, STRATHFIELDSAYE, VIC 3551

PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**23 ATHENA WAY, STRATHFIELDSAYE, VIC**  4  2  2

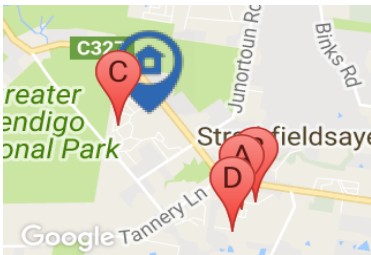
### Indicative Selling Price

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

**\$360,000 to \$390,000**

Provided by: Danny Crowle, Bendigo Property Plus

## SUBURB MEDIAN



**STRATHFIELDSAYE, VIC, 3551**

Suburb Median Sale Price (House)

**\$437,500**

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.



**4 HENRY CRT, STRATHFIELDSAYE, VIC 3551**  4  2  2

Sale Price

**\$362,500**

Sale Date: 19/07/2016

Distance from Property: 1.8km



**24 BASSETT DR, STRATHFIELDSAYE, VIC 3551**  3  2  2

Sale Price

**\$377,500**

Sale Date: 20/07/2016

Distance from Property: 1.9km



**38 ARTHURS CRES, STRATHFIELDSAYE, VIC**  3  2  3

Sale Price

**\$385,000**

Sale Date: 27/07/2016

Distance from Property: 453m



This report has been compiled on 31/05/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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90 BASSETT DR, STRATHFIELDSAYE, VIC 3551



4



2



2

Sale Price

**\$365,000**

Sale Date: 27/03/2017

Distance from Property: 2km



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

23 ATHENA WAY, 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 / Range

\$360,000 to \$390,000

Median sale price

Median price

\$437,500

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
4 HENRY CRT, STRATHFIELDSAYE, VIC 3551	\$362,500	19/07/2016
24 BASSETT DR, STRATHFIELDSAYE, VIC 3551	\$377,500	20/07/2016
38 ARTHURS CRES, STRATHFIELDSAYE, VIC 3551	\$385,000	27/07/2016
90 BASSETT DR, STRATHFIELDSAYE, VIC 3551	\$365,000	27/03/2017