





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 9 CHARLBERT PLACE.







**Indicative Selling Price** 

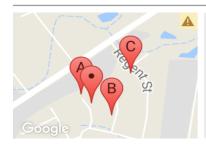
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$685,000 to \$695,000

Provided by: Kylee McCalman, Professionals Bendigo

### **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 CHARLBERT PL, STRATHFIELDSAYE, VIC 3551 🕮 4 🔑 2 🚓 4







Sale Price

\$628,000

Sale Date: 30/11/2016

Distance from Property: 47m





#### 2 HANOVER PL, STRATHFIELDSAYE, VIC 3551







Sale Price

\$700,000

Sale Date: 18/10/2016

Distance from Property: 81m





11 REGENT ST, STRATHFIELDSAYE, VIC 3551









Sale Price

\$620,000

Sale Date: 15/06/2016

Distance from Property: 167m



# 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 9 CHARLBERT PLACE, STRATHFIELDSAYE, VIC 3551	3551
--	------

#### Indicative selling price

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

Price Range: \$685,000 to \$695,000

#### Median sale price

Median price	\$457,500	House X	Unit	Suburb	STRATHFIELDSAYE	
Period	01 October 2016 to 30 September 2017		Source	p	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 CHARLBERT PL, STRATHFIELDSAYE, VIC 3551	\$628,000	30/11/2016
2 HANOVER PL, STRATHFIELDSAYE, VIC 3551	\$700,000	18/10/2016
11 REGENT ST, STRATHFIELDSAYE, VIC 3551	\$620,000	15/06/2016

