

# STATEMENT OF INFORMATION

22 ELSWORTH DRIVE, STRATHFIELDSAYE, VIC 3551

PREPARED BY PHIL WHITE, PROFESSIONALS BENDIGO, PHONE: 0417 055 950



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 ELSWORTH DRIVE,**

 3  2  4

**Indicative Selling Price**

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

**Price Range: \$440,000 to \$465,000**

Provided by: Phil White, Professionals Bendigo

## MEDIAN SALE PRICE



**STRATHFIELDSAYE, VIC, 3551**

**Suburb Median Sale Price (House)**

**\$455,000**

01 October 2016 to 30 September 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.



**45 REGENT ST, STRATHFIELDSAYE, VIC 3551**

 3  2  2

**Sale Price**

**\$407,000**

Sale Date: 07/07/2017

Distance from Property: 230m



**34 BRENTWOOD BVD, STRATHFIELDSAYE, VIC**

 3  2  2

**Sale Price**

**\$490,000**

Sale Date: 07/07/2017

Distance from Property: 1.7km



**6 THORNTON CRT, STRATHFIELDSAYE, VIC**

 4  2  2

**Sale Price**

**\$430,000**

Sale Date: 27/07/2017

Distance from Property: 1.8km



This report has been compiled on 09/11/2017 by Professionals Bendigo. 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

22 ELSWORTH DRIVE, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Price Range:

\$440,000 to \$465,000

Median sale price

Median price

\$455,000

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
45 REGENT ST, STRATHFIELDSAYE, VIC 3551	\$407,000	07/07/2017
34 BRENTWOOD BVD, STRATHFIELDSAYE, VIC 3551	\$490,000	07/07/2017
6 THORNTON CRT, STRATHFIELDSAYE, VIC 3551	\$430,000	27/07/2017