

STATEMENT OF INFORMATION

1 EXETER PLACE, STRATHFIELDSAYE, VIC 3551

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 EXETER PLACE, STRATHFIELDSAYE,

 4  2  3

Indicative Selling Price

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

Price Range: \$440,000 to \$460,000

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (House)

\$462,000

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.



2 MCCONNELL DR, JUNORTOUN, VIC 3551

 4  2  2

Sale Price

\$450,000

Sale Date: 05/05/2017

Distance from Property: 1.7km



12 SUSSEX ST, STRATHFIELDSAYE, VIC 3551

 4  2  2

Sale Price

\$443,000

Sale Date: 15/03/2017

Distance from Property: 1.5km



3 SHEPHERDS GLEN, STRATHFIELDSAYE, VIC

 4  2  2

Sale Price

\$455,000

Sale Date: 16/01/2017

Distance from Property: 1km



This report has been compiled on 13/12/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - 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

1 EXETER PLACE, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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Price Range:

\$440,000 to \$460,000

Median sale price

Median price

\$462,000

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 |
|---------------------------------------------|-----------|--------------|
| 2 MCCONNELL DR, JUNORTOUN, VIC 3551 | \$450,000 | 05/05/2017 |
| 12 SUSSEX ST, STRATHFIELDSAYE, VIC 3551 | \$443,000 | 15/03/2017 |
| 3 SHEPHERDS GLEN, STRATHFIELDSAYE, VIC 3551 | \$455,000 | 16/01/2017 |