





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 1 EXETER PLACE, STRATHFIELDSAYE,







**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: **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.



## 2 MCCONNELL DR, JUNORTOUN, VIC 3551







Sale Price

\$450,000

Sale Date: 05/05/2017

Distance from Property: 1.7km





12 SUSSEX ST, STRATHFIELDSAYE, VIC 3551







Sale Price

\$443,000

Sale Date: 15/03/2017

Distance from Property: 1.5km





3 SHEPHERDS GLEN, STRATHFIELDSAYE, VIC







Sale Price

\$455.000

Sale Date: 16/01/2017

Distance from Property: 1km



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### **Sections 47AF of the Estate Agents Act 1980**

### Property offered for sale

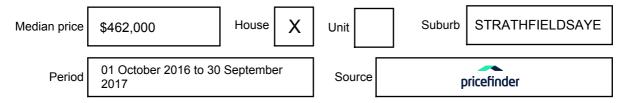
Address Including suburb and postcode	1 EXETER PLACE, STRATHFIELDSAYE, VIC 3551
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### Indicative selling price

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

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

### Median sale price



### 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