

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

47 Alexander Close, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$450,000 House ☒ Unit ☐ Suburb or locality Strathfieldsaye

Period - From 01/10/2017 to 30/09/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	3 Amesbury PI STRATHFIELDSAYE 3551	\$486,000	05/11/2017
2	34 Brentwood Blvd STRATHFIELDSAYE 3551	\$490,000	17/07/2017
3	29 Arthurs Cr STRATHFIELDSAYE 3551	\$505,000	22/09/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



4 2 2

Rooms:

Property Type: House

Land Size: 880 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$510,000

Median House Price

Year ending September 2018: \$450,000

Comparable Properties



3 Amesbury PI STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

4 2 3

Price: \$486,000

Method: Private Sale

Date: 05/11/2017

Rooms: 6

Property Type: House

Land Size: 807 sqm approx



34 Brentwood Blvd STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

4 2 2

Price: \$490,000

Method: Private Sale

Date: 17/07/2017

Rooms: 6

Property Type: House

Land Size: 767 sqm approx



29 Arthurs Cr STRATHFIELDSAYE 3551
(REI/VG)

Agent Comments

4 2 2

Price: \$505,000

Method: Private Sale

Date: 22/09/2017

Rooms: 8

Property Type: House

Land Size: 806 sqm approx