

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address Including suburb or locality andpostcode	47 Alexander Close, Strathfieldsaye Vic 3551
dicative selling pric	

Indicative selling price

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

ge between	\$480,000	&	\$510,000	
ige between	\$480,000		\$510,000)

Median sale price

Median price	\$450,000	Hou	ıse X	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.

Add	dress 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 comparableproperties were sold within five kilometres of the property for sale in the last eighteen months.





Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050







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)

4

Price: \$486,000 Method: Private Sale Date: 05/11/2017 Rooms: 6

Property Type: House Land Size: 807 sqm approx Agent Comments



34 Brentwood Blvd STRATHFIELDSAYE 3551

(REI/VG)

4



Price: \$490,000 Method: Private Sale Date: 17/07/2017

Rooms: 6

Property Type: House Land Size: 767 sqm approx **Agent Comments**



29 Arthurs Cr STRATHFIELDSAYE 3551

(REI/VG)

4

Price: \$505,000 Method: Private Sale Date: 22/09/2017

Rooms: 8

Property Type: House Land Size: 806 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

Agent Comments





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.