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Statement of Information

7 CENTAUR CLOSE, STRATHFIELDSAYE, VIC 3551

Prepared by Property Consultant, Office Phone: 03 5440 9500



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| Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 CENTAUR CLOSE, STRATHFIELDSAYE,  4  2  2

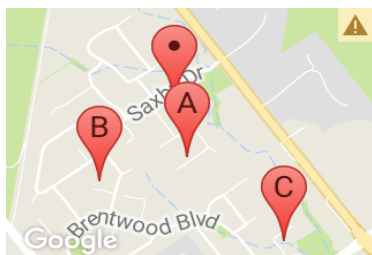
Indicative Selling Price

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

Single Price: **\$445,000**

Provided by: Property Consultant, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (House)

\$443,000

01 July 2016 to 30 June 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.



38 ATHENA WAY, STRATHFIELDSAYE, VIC 3551  4  2  2

Sale Price

\$455,000

Sale Date: 25/11/2016

Distance from Property: 209m



7 EXETER PL, STRATHFIELDSAYE, VIC 3551  4  2  3

Sale Price

\$455,000

Sale Date: 25/07/2016

Distance from Property: 386m



15 GLENSHAEL CRT, STRATHFIELDSAYE, VIC  3  2  5

Sale Price

\$430,000

Sale Date: 06/12/2016

Distance from Property: 625m



This report has been compiled on 31/08/2017 by Tweed Sutherland First National Real Estate. 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

7 CENTAUR CLOSE, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Single Price:

\$445,000

Median sale price

Median price

\$443,000

House

X

Unit


Suburb

STRATHFIELDSAYE

Period

01 July 2016 to 30 June 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
38 ATHENA WAY, STRATHFIELDSAYE, VIC 3551	\$455,000	25/11/2016
7 EXETER PL, STRATHFIELDSAYE, VIC 3551	\$455,000	25/07/2016
15 GLENSHAEL CRT, STRATHFIELDSAYE, VIC 3551	\$430,000	06/12/2016