

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

22a Redwood Drive, Strathfieldsaye Vic 3551

Indicative selling price

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

Range between \$115,000

&

\$125,000

Median sale price*

Median price House Unit Suburb or locality

Period - From

to

Source

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	27 Shepherds Glen STRATHFIELDSAYE 3551	\$140,000	09/06/2017
2	11 Inverness Dr JUNORTOUN 3551	\$140,000	19/04/2017
3	7 Inverness Dr JUNORTOUN 3551	\$136,000	31/10/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type:
Agent Comments

Comparable Properties

27 Shepherds Glen STRATHFIELDSAYE 3551 (VG) **Agent Comments**



Price: \$140,000
Method: Sale
Date: 09/06/2017
Rooms: -
Property Type: Land
Land Size: 425 sqm approx

11 Inverness Dr JUNORTOUN 3551 (VG) **Agent Comments**



Price: \$140,000
Method: Sale
Date: 19/04/2017
Rooms: -
Property Type: Land
Land Size: 521 sqm approx

7 Inverness Dr JUNORTOUN 3551 (VG) **Agent Comments**



Price: \$136,000
Method: Sale
Date: 31/10/2017
Rooms: -
Property Type: Land
Land Size: 492 sqm approx