
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

44 Alexander Close, Strathfieldsaye, VIC 3551

INDICATIVE SELLING PRICE

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

Range Between \$430,000 & \$450,000

MEDIAN SALE PRICE

Median price \$458,000 | House | Strathfieldsaye (3551)

Period - From 21 December 2016 to 21 December 2017 | Source - realestate.com.au

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
221 GUYS HILL RD, STRATHFIELDSAYE VIC 3551	\$427,500	24/11/2017
21 LEWANA WAY, STRATHFIELDSAYE VIC 3551	\$460,000	28/08/2017
475 TANNERY LANE, STRATHFIELDSAYE VIC 3551	\$467,000	02/10/2017

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

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