
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

5 Kent Place, Strathfieldsaye, VIC 3551

INDICATIVE SELLING PRICE

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

Range Between \$485,000 & \$499,000

MEDIAN SALE PRICE

Median price \$470,000 | House | Strathfieldsaye (3551)

Period - From 13 March 2017 to 13 March 2018 | 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
5 MARYLEBONE CIRCUIT, STRATHFIELDSAYE VIC 3551	\$498,000	19/02/2018
30 REGENT STREET, STRATHFIELDSAYE VIC 3551	\$487,000	15/12/2017
7 KADINA COURT, STRATHFIELDSAYE VIC 3551	\$497,500	29/11/2017

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

McKean McGregor - 03 5454 6600
174 Strickland Road, Strathdale 3550
PO Box 50 Bendigo VIC 3552