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Rooms: Property Type: Land Land Size: 1058 sqm approx Agent Comments Indicative Selling Price \$449,000 - \$469,000 Median House Price June quarter 2017: \$480,000

Comparable Properties



11 Battunga Ct STRATHFIELDSAYE 3551 (REI/VG) 4 2 2 2

Price: \$485,000 Method: Private Sale Date: 02/05/2017 Rooms: 6 Property Type: House Land Size: 1100 sqm approx Agent Comments



10 Midas St STRATHFIELDSAYE 3551 (REI/VG) Agent Comments



Price: \$477,000 Method: Private Sale Date: 27/10/2016 Rooms: 7 Property Type: House Land Size: 1050 sqm approx



8 Battunga Ct STRATHFIELDSAYE 3551 (REI/VG)



Price: \$475,000 Method: Private Sale Date: 05/05/2016 Rooms: 7 Property Type: House Land Size: 1142 sqm approx 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.







Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

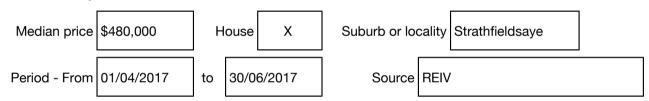
Address Including suburb or locality andpostcode

Indicative selling price

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

Range between	\$449,000	&	\$469,000	
J. J				

Median sale price



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
11 Battunga Ct STRATHFIELDSAYE 3551	\$485,000	02/05/2017
10 Midas St STRATHFIELDSAYE 3551	\$477,000	27/10/2016
8 Battunga Ct STRATHFIELDSAYE 3551	\$475,000	05/05/2016

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