



**Rooms:**

**Property Type:** Land

**Land Size:** 1058 sqm approx

Agent Comments

## Comparable Properties



**11 Battunga Ct STRATHFIELDSAYE 3551 (REI/VG)**

Agent Comments



**Price:** \$485,000

**Method:** Private Sale

**Date:** 02/05/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 1100 sqm approx



**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)**

Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 05/05/2016

**Rooms:** 7

**Property Type:** House

**Land Size:** 1142 sqm approx

## 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

461 Tannery Lane, Strathfieldsaye Vic 3551

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$480,000 House X Suburb or locality Strathfieldsaye

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### 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