

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 COOMOORA CIRCUIT,**

 4  2  2

**Indicative Selling Price**

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

**Price Range: \$562,000 to \$622,000**

## MEDIAN SALE PRICE



**STRATHFIELDSAYE, VIC, 3551**

Suburb Median Sale Price (House)

**\$457,500**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**9 SWANSON BVD, STRATHFIELDSAYE, VIC**

 4  2  2

Sale Price

**\$588,000**

Sale Date: 13/02/2017

Distance from Property: 77m



**1 SWANSON BVD, STRATHFIELDSAYE, VIC**

 4  2  2

Sale Price

**\$560,000**

Sale Date: 20/04/2017

Distance from Property: 123m



**5 WALLAROO AVE, STRATHFIELDSAYE, VIC**

 4  -  -

Sale Price

**\$620,000**

Sale Date: 06/04/2017

Distance from Property: 526m



This report has been compiled on 05/10/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**3 YIRRILIL WAY, STRATHFIELDSAYE, VIC 3551**



Sale Price

**\$600,000**

Sale Date: 26/05/2017

Distance from Property: 463m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16 COOMOORA CIRCUIT, STRATHFIELDSAYE, VIC 3551

### Indicative selling price

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

Price Range: \$562,000 to \$622,000

### Median sale price

Median price \$457,500

House

Unit

Suburb STRATHFIELDSAYE

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

### 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 |
|---|-----------|--------------|
| 9 SWANSON BVD, STRATHFIELDSAYE, VIC 3551  | \$588,000 | 13/02/2017   |
| 1 SWANSON BVD, STRATHFIELDSAYE, VIC 3551  | \$560,000 | 20/04/2017   |
| 5 WALLAROO AVE, STRATHFIELDSAYE, VIC 3551 | \$620,000 | 06/04/2017   |
| 3 YIRRILIL WAY, STRATHFIELDSAYE, VIC 3551 | \$600,000 | 26/05/2017   |