

STATEMENT OF INFORMATION

506 TANNERY LANE, STRATHFIELDSAYE, VIC 3551

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



506 TANNERY LANE, STRATHFIELDSAYE,  4  2  3

Indicative Selling Price

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

Price Range: **\$640,000 to \$659,000**

Provided by: Danny Clarke, Professionals Bendigo

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (House)

\$465,000

01 January 2017 to 31 December 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.



6 CHARLBERT PL, STRATHFIELDSAYE, VIC 3551  4  2  4

Sale Price

\$628,000

Sale Date: 30/11/2016

Distance from Property: 231m



9 PARK VILLAGE TCE, STRATHFIELDSAYE, VIC  4  -  -

Sale Price

\$815,000

Sale Date: 14/09/2016

Distance from Property: 344m



57 ALEXANDER CL, STRATHFIELDSAYE, VIC  4  2  4

Sale Price

\$720,000

Sale Date: 22/05/2016

Distance from Property: 1.6km



This report has been compiled on 29/01/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

506 TANNERY LANE, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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Price Range: \$640,000 to \$659,000

Median sale price

Median price

\$465,000

House

Unit

Suburb

STRATHFIELDSAYE

Period

01 January 2017 to 31 December 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
6 CHARLBERT PL, STRATHFIELDSAYE, VIC 3551	\$628,000	30/11/2016
9 PARK VILLAGE TCE, STRATHFIELDSAYE, VIC 3551	\$815,000	14/09/2016
57 ALEXANDER CL, STRATHFIELDSAYE, VIC 3551	\$720,000	22/05/2016