



STATEMENT OF INFORMATION

STAGE 3, IMAGINE ESTATE (SWANSON BOULEVARD), STRATHFIELDSAYE,
PREPARED BY BENDIGO REAL ESTATE, 58 QUEEN STREET BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



STAGE 3, IMAGINE ESTATE (SWANSON



Indicative Selling Price

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

Price Range: **\$149,000 to \$163,900**

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$169,100

01 July 2016 to 30 June 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.



57 SWANSON BVD, STRATHFIELDSAYE, VIC



Sale Price

\$150,000

Sale Date: 14/04/2016

Distance from Property: 18m



51 SWANSON BVD, STRATHFIELDSAYE, VIC



Sale Price

\$152,500

Sale Date: 04/05/2016

Distance from Property: 38m



45 SWANSON BVD, STRATHFIELDSAYE, VIC



Sale Price

\$163,000

Sale Date: 10/05/2016

Distance from Property: 94m



This report has been compiled on 13/09/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - 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

STAGE 3, IMAGINE ESTATE (SWANSON BOULEVARD),
STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Price Range: \$149,000 to \$163,900

Median sale price

✕ VACANT LAND

Median price \$169,100

House

Unit

Suburb

STRATHFIELDSAYE

Period 01 July 2016 to 30 June 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
57 SWANSON BVD, STRATHFIELDSAYE, VIC 3551	\$150,000	14/04/2016
51 SWANSON BVD, STRATHFIELDSAYE, VIC 3551	\$152,500	04/05/2016
45 SWANSON BVD, STRATHFIELDSAYE, VIC 3551	\$163,000	10/05/2016