



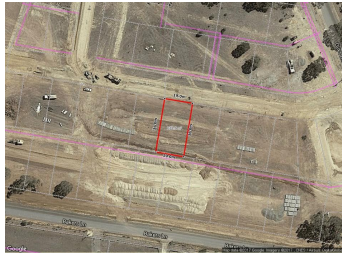
# STATEMENT OF INFORMATION

13 BRUDIAN DRIVE, STRATHFIELDSAYE, VIC-3551

PREPARED BY BENDIGO REAL ESTATE, 58 QUEEN STREET BENDIGO

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13 BRUDIAN DRIVE, STRATHFIELDSAYE,**  4  2  2

### Indicative Selling Price

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

Price Range: **\$425,000 to \$445,000**

## MEDIAN SALE PRICE



**STRATHFIELDSAYE, VIC, 3551**

Suburb Median Sale Price (House)

**\$461,000**

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.



**12 SUSSEX ST, STRATHFIELDSAYE, VIC 3551**  4  2  2

Sale Price

**\$443,000**

Sale Date: 15/03/2017

Distance from Property: 341m



**115 OSBORNE LANE, STRATHFIELDSAYE, VIC**  4  2  2

Sale Price

**\$445,000**

Sale Date: 01/06/2016

Distance from Property: 1.7km



**3 KENT PL, STRATHFIELDSAYE, VIC 3551**  4  2  2

Sale Price

**\$435,000**

Sale Date: 15/06/2016

Distance from Property: 385m



This report has been compiled on 06/12/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

13 BRUDIAN DRIVE, 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: \$425,000 to \$445,000

### Median sale price

Median price \$461,000

House

Unit

Suburb STRATHFIELDSAYE

Period 01 October 2016 to 30 September 2017

Source



### 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
12 SUSSEX ST, STRATHFIELDSAYE, VIC 3551	\$443,000	15/03/2017
115 OSBORNE LANE, STRATHFIELDSAYE, VIC 3551	\$445,000	01/06/2016
3 KENT PL, STRATHFIELDSAYE, VIC 3551	\$435,000	15/06/2016