

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

27 Saxby Drive, Strathfieldsaye VIC 3551

Indicative selling price

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

Single Price \$325,000

Median sale price

Median Price \$450,000

House



Suburb
or locality

Strathfieldsaye

Period - From Dec 2016

to

Jun 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
1 38 Saxby Dr, Strathfieldsaye VIC 3551	\$387,000	18/11/2016
2 24 Candlewood Dr, Strathfieldsaye VIC 3551	\$365,000	29/11/2016
3 17 Nubrena Dr, Strathfieldsaye VIC 3551	\$331,000	08/10/2016