

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

3 Charlbert Place, Strathfieldsaye, VIC 3551

INDICATIVE SELLING PRICE

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

Range Between \$585,000 & \$615,000

MEDIAN SALE PRICE

Median price \$435,000 | House | Strathfieldsaye (3551)

Period - From 1 August 2016 to 1 July 2017 | Source - RP Data

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
24 NUBRENA DR, STRATHFIELDSAYE VIC 3551	\$570,000	18/06/2016
18 ELSWORTH DR, STRATHFIELDSAYE VIC 3551	\$525,000	19/10/2016
12 YIRRILL WAY, STRATHFIELDSAYE VIC 3551	\$530,000	01/06/2017

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

McKean McGregor - (03) 5443 4977
174 Strickland Road, Strathdale 3550
PO Box 50 Bendigo VIC 3552