

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

39 Saxby Drive, Strathfieldsaye VIC 3551

Indicative selling price

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

Single Price \$395,000

Median sale price

Median Price \$446,250

House



Suburb
or locality

Strathfieldsaye

Period - From Jan 2019

to

Apr 2019

Source RP Data

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

	Address of comparable property	Price	Date of sale
1	18 Candlewood Dr, Strathfieldsaye VIC 3551	\$402,000	13/06/2018
2	32 Kondias Dr, Strathfieldsaye VIC 3551	\$400,000	25/08/2018
3	10 Druid Pl, Strathfieldsaye VIC 3551	\$387,000	16/11/2018