

STATEMENT OF INFORMATION

9 CHARLBERT PLACE, STRATHFIELDSAYE, VIC 3551

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 CHARLBERT PLACE,

 4  2  3

Indicative Selling Price

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

Price Range: **\$685,000 to \$695,000**

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (House)

\$457,500

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.



6 CHARLBERT PL, STRATHFIELDSAYE, VIC 3551 4 2 4

Sale Price

\$628,000

Sale Date: 30/11/2016

Distance from Property: 47m 



2 HANOVER PL, STRATHFIELDSAYE, VIC 3551 4 2 2

Sale Price

\$700,000

Sale Date: 18/10/2016

Distance from Property: 81m 



11 REGENT ST, STRATHFIELDSAYE, VIC 3551 3 2 2

Sale Price

\$620,000

Sale Date: 15/06/2016

Distance from Property: 167m 

This report has been compiled on 04/10/2017 by Professionals Bendigo. 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

9 CHARLBERT PLACE, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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Price Range: \$685,000 to \$695,000

Median sale price

Median price

\$457,500

House

Unit

Suburb

STRATHFIELDSAYE

Period

01 October 2016 to 30 September 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
6 CHARLBERT PL, STRATHFIELDSAYE, VIC 3551	\$628,000	30/11/2016
2 HANOVER PL, STRATHFIELDSAYE, VIC 3551	\$700,000	18/10/2016
11 REGENT ST, STRATHFIELDSAYE, VIC 3551	\$620,000	15/06/2016