

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

682 Strathfieldsaye Road, Strathfieldsaye VIC 3551

Indicative selling price

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

Single Price \$265,000

Median sale price

Median Price \$174,500

Land



Suburb
or locality

Strathfieldsaye

Period - From Aug 2018

to

Jul 2019

Source

Corelogic

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	64 Lanark Dr, Junortoun VIC 3551	\$240,000	26/02/2019
2	4 Shepherds Glen, Strathfieldsaye VIC 3551	\$245,000	18/07/2019
3	1 Shetland Rd, Junortoun VIC 3551	\$278,000	22/05/2019

This statement of Information was prepared on: 12/09/19