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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 24, 760 – 764 Strathfieldsaye Road, Strathfieldsaye VIC 3551
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$172,000
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### Median sale price

Median price	<table border="1"><tr><td>\$475,000</td></tr></table>	\$475,000	Land	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Strathfieldsaye</td></tr></table>	Strathfieldsaye
\$475,000								
X								
Strathfieldsaye								
Period - From	<table border="1"><tr><td>April 9,2018</td></tr></table>	April 9,2018	to	<table border="1"><tr><td>April 20,2018</td></tr></table>	April 20,2018	Source	<table border="1"><tr><td><a href="http://www.realestate.com.au">www.realestate.com.au</a></td></tr></table>	<a href="http://www.realestate.com.au">www.realestate.com.au</a>
April 9,2018								
April 20,2018								
<a href="http://www.realestate.com.au">www.realestate.com.au</a>								

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Property data source [www.realestate.com.au](http://www.realestate.com.au). Generated on 20th of April, 2018.