

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

11 Eamont Court Strathfieldsaye VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,250

*House

X

*Unit

Suburb

Strathfieldsaye

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

95B Ryalls Lane Strathfieldsaye VIC 3551	\$495,000	08-May-19
26 Redwood Drive Strathfieldsaye VIC 3551	\$505,000	02-May-19
47 Alexander Close Strathfieldsaye VIC 3551	\$481,000	28-Mar-19

OR

B* ~~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.~~

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95B Ryalls Lane Strathfieldsaye VIC 3551 Sold Price **\$495,000^{UN}** Sold Date **08-May-19**

4 2 2

Distance **1.29km**



26 Redwood Drive Strathfieldsaye VIC 3551 Sold Price **\$505,000** Sold Date **02-May-19**

4 2 2

Distance **1.69km**



47 Alexander Close Strathfieldsaye VIC 3551 Sold Price **\$481,000** Sold Date **28-Mar-19**

4 2 2

Distance **2.41km**

RS = Recent sale

UN = Undisclosed Sale

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