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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 45, 760-764 Strathfieldsaye Road, Strathfieldsaye
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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)

\$182,000
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### Median sale price

Median price	\$475,000	Land	<input checked="" type="checkbox"/>	Suburb or locality	Strathfieldsaye
Period - From	April 9, 2018	to	April 20, 2018	Source	www.realestate.com.au

### 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 20<sup>th</sup> of April, 2018.