

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

11 Shepherds Glen, Strathfieldsaye VIC 3551

### Indicative selling price

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

Range Between \$630,000 & \$670,000

### Median sale price

Median Price \$464,000

Property Type House

Suburb Strathfieldsaye

Period - From Jan 2019

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
1 506 Tannery La STRATHFIELDSAYE 3551 VIC	\$645,000	10/08/2018
2 18 Wallaroo Av STRATHDALE 3551 VIC	\$650,000	23/07/2019
3 446 Tannery La STRATHDALE 3551 VIC	\$675,000	14/12/2018

This statement of Information was prepared on: 31/10/19