

## 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)

9 Yirrillil Way, Strathfieldsaye VIC 3550

**Indicative selling price** (For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting))

Range Between: \$695,000 & \$735,000

### Median sale price

Property Type: House

Suburb: Strathfieldsaye

Period – From: Feb 2020

to: Jan 2021

Median Price: \$557,500

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
13 Shepherds Glen Strathfieldsaye VIC 3551	\$705,000	14/09/2020
28 Wallaroo Avenue Strathfieldsaye VIC 3551	\$679,000	27/01/2021
20 Wallaroo Avenue Strathfieldsaye VIC 3551	\$685,000	26/11/2020

This statement of Information was prepared on: 22/04/2021