

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

12 Luxford Court, Strathdale Vic 3550

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price

\$640,000

Property type

House

Suburb

Strathdale

Period - From

December 2022

to

November 2023

Source

Realestate.com.au

Comparable property sales

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
4 Luxford Court, Strathdale Vic 3550	\$585,000	19 th September 2023
1 Luxford Court, Strathdale Vic 3550	\$655,000	9 th June 2023
2 Kamunna Close, Strathdale Vic 3550	\$730,000	28 th October 2023

This Statement of Information was prepared on: 20th December 2023