

## 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 36 SAXBY DRIVE, STRATHFIELDSAYE, VIC

### Indicative selling price

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

Price Range: \$400,000 to \$410,000

### Median sale price

Median price \$490,000 House ☒ Unit ☐ Suburb STRATHFIELDSAYE  
Period 01 April 2018 to 30 June 2018 Source 

### 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.

Address of comparable property	Price	Date of sale
18 CANDLEWOOD DR, STRATHFIELDSAYE, VIC 3551	\$402,000	14/06/2018
8 HAMPSHIRE PL, STRATHFIELDSAYE, VIC 3551	\$405,000	05/03/2018