

## 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

Lot 8 Dunvegan Terrace, Strathfieldsaye Vic 3551

#### Indicative selling price

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

Single price \$145,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Strathfieldsaye

Period - From

to

Source

#### Comparable property sales (\*Delete A or B below as applicable)

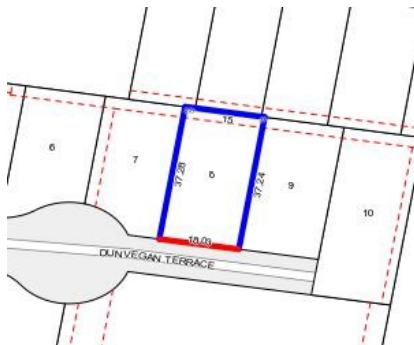
**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	316 Guys Hill Rd STRATHFIELDSAYE 3551	\$159,000	07/07/2017
2	4 Dunvegan Tce STRATHFIELDSAYE 3551	\$155,000	04/09/2017
3	9 Dunvegan Tce STRATHFIELDSAYE 3551	\$140,000	22/03/2018

OR

**B\*** 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 eighteen months.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**  
**Property Type:**  
**Agent Comments**

## Comparable Properties

**316 Guys Hill Rd STRATHFIELDSAYE 3551 (VG)**

**Agent Comments**



**Price:** \$159,000  
**Method:** Sale  
**Date:** 07/07/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 700 sqm approx

**4 Dunvegan Tce STRATHFIELDSAYE 3551 (VG)**

**Agent Comments**



**Price:** \$155,000  
**Method:** Sale  
**Date:** 04/09/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 667 sqm approx

**9 Dunvegan Tce STRATHFIELDSAYE 3551 (VG)**

**Agent Comments**



**Price:** \$140,000  
**Method:** Sale  
**Date:** 22/03/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 670 sqm approx