

## 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)

13 Strathmore Court, 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: \$245,000 & \$265,000

### Median sale price

Property Type: Land

Suburb: Strathfieldsaye

Period – From: November 2019

to: October 2020

Median Price: \$178,500

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
10 Lemnos Crt, Strathfieldsaye VIC 3551	\$240,000	07/12/2020
28 Terrapee St, Strathfieldsaye VIC 3551	\$242,000	26/11/2020
Lot 298 Kiwarra Crt, Strathfieldsaye VIC 3551	\$235,000	27/11/2020

This statement of Information was prepared on: 10/02/2020