

## 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

4 Orchard Walk, Strathfieldsaye

### Indicative selling price

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

Range between \$760,000 & \$780,000

### Median sale price

Median price

\$783,000

Property type

House

Suburb

Strathfieldsaye

Period - From

13<sup>th</sup> May 2022

to

13<sup>th</sup> May 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

7 Stirling Ave, Junortoun	\$886,500	12/11/2022
36 Wallaroo Ave, Strathfieldsaye	\$800,000	22/08/2022
15 Brudian Drive, Strathfieldsaye	\$870,000	31/05/2022

This Statement of Information was prepared on: 2<sup>nd</sup> august 2023