

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

8 Battunga Court, Strathfieldsaye

Indicative selling price

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

Single Price \$650,000 - \$695,000

Median sale price

Median price \$698,000

Property type House

Suburb Strathfieldsaye

Period - From February 2024

to January 2025

Source Realestate.com.au

(Median Price-N/A=) Important advice about the median sale price: 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 47A (2) (b) of the Estate Agents Act 1980.

Comparable property sales

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
2 Meadow Court Strathfieldsaye	\$681,000	Nov 24
11 Lindsay Crt Strathfieldsaye	\$675,000	Nov 24
8 Gordon Court Strathfieldsaye	\$670,000	Oct 24

This Statement of Information was prepared on: 24.02.25

