

## 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)

7 Knights 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: \$450,000 & \$475,000

### Median sale price

Property Type: House

Suburb: Strathfieldsaye

Period – From: December 2019

to: January 2021

Median Price: \$557,500

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
26 Candlewood Dr, Strathfieldsaye VIC 3551	\$451,250	25/01/2021
55 Brentwood Bvd, Strathfieldsaye VIC 3551	\$462,000	22/08/2020
38 Coomoora Cct, Strathfieldsaye VIC 3551	\$465,500	12/11/2020

This statement of Information was prepared on: 28/04/2021