



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 24 Hurdy Gurdy Lane, THE GURDIES 3984

### Indicative selling price

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

**Single price \$419,950**

### Median sale price

**Not provided**

### 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 the most comparable to the property for sale.

**11 Woodland Close,**  
The Gurdies 3984

**Price \$332,500** Sold 09  
September 2017

**36 Hurdy Gurdy Lane,**  
The Gurdies 3984

**Price \$341,000** Sold 12  
September 2017

**1490 Bass Highway,**  
Grantville 3984

**Price \$370,000** Sold 31  
August 2017

### Additional Information

When this Statement of Information was prepared, publicly available information providing median sale prices of residential properties 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.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from

### Stockdale & Leggo Koo Wee Rup

48A Station Street,  
Koo Wee Rup VIC 3981

### Contact agents



**John Lynch**  
Stockdale & Leggo

03 5678 8700  
0488 333 001

[john.lynch@stockdaleleggo.com.au](mailto:john.lynch@stockdaleleggo.com.au)

**Stockdale  
& Leggo**