

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

9 Lemon Gum Drive, Strathfieldsaye VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$470,000 & \$490,000

Median sale price

Median Price \$440,000 House ☒ or locality Strathfieldsaye

Period - From Feb 2017 to Feb 2018 Source REIV

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
1 34 Brentwood Blvd, Strathfieldsaye VIC 3551	\$490,000	17/07/2017
2 30 Regent St, Strathfieldsaye VIC 3551	\$487,000	15/12/2017
3 14 Cumberland Tce, Strathfieldsaye VIC 3551	\$480,000	03/05/2017