

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

2/26 Midas Court, Strathfieldsaye Vic 3551

Indicative selling price

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

Range \$325,000-\$350,000

Median sale price

Median Price \$425,000 | Unit | Strathfieldsaye

Period – From January 2016 to January 2017 Source – RPdata

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
27 Saxby Drive, Strathfieldsaye Vic 3551	\$317,000	11/10/2017
149 Ryalls Lane, Strathfieldsaye Vic 3551	\$330,000	03/05/2017
30 Lanark Drive, Junortoun Vic 3551	\$375,000	19/09/2017