

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 4 CAMDEN WAY, STRATHFIELDSAYE, VIC 3551


### Indicative selling price

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

Price Range: \$395,000 to \$420,000

### Median sale price

Median price \$460,000 House ☒ Unit ☐ Suburb STRATHFIELDSAYE

Period 01 October 2016 to 30 September 2017 Source 

### 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
7 MIDAS ST, STRATHFIELDSAYE, VIC 3551	\$398,000	06/04/2017
5 CUMBERLAND TCE, STRATHFIELDSAYE, VIC 3551	\$415,000	31/03/2017
47 BRENTWOOD BVD, STRATHFIELDSAYE, VIC 3551	\$410,000	19/10/2016