

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

100 Emu Creek Road, Strathfieldsaye Vic 3551

Indicative selling price

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

Range \$1,900,000 - \$2,050,000

Median sale price

Median Price \$465,000 | House | Strathfieldsaye

Period – From 2nd January 2018 to 2nd January 2019 Source – Realestate.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.