

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area  
Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (Including suburb or locality and postcode)

1/43a Reservoir Road, Strathdale VIC 3556

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

Range Between: \$740,000 - \$780,000

### Median sale price

Property Type: House

Suburb: Strathdale

Period – From: October 2019

to: September 2020

Median Price: 490,000

Source: Corelogic

### 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

This statement of Information was prepared on: 9/2/2021