

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 12 Elizabeth Drive, Strathfieldsaye, Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$430,000 & \$470,000

Median sale price

Median price \$407,500 Property type House Suburb Strathfieldsaye
Period - From Oct '18 to Oct '19 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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
940 Wellington Street, Strathfieldsaye	\$490,000	29/05/2018
28 Sunset Drive, Strathfieldsaye	\$492,500	26/09/2019
29 Alexander Close, Strathfieldsaye	\$490,000	14/09/2018

OR

This Statement of Information was prepared on: 03/10/2019