

## 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

Lot 4 Strathmore Court, Strathfieldsaye VIC 3551

### Indicative selling price

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

Single Price \$143,000

### Median sale price

Median Price \$168,450

Property  
Type

Land

Suburb

Strathfieldsaye

Period - From

Feb 2019

to

Jan 2020

Source

Corelogic

### 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

1	2 Pitt Pl, Strathfieldsaye VIC 3551	\$150,000	28/06/2019
2	28 Cumberland Tce, Strathfieldsaye VIC 3551	\$176,000	29/07/2019
3	57 Regent St, Strathfieldsaye VIC 3551	\$192,000	20/02/2020

This statement of Information was prepared on: 01/06/2020