

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

5 Gordon Court, 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)

Single price \$* or range between \$450,000 & \$470,000

Median sale price

Median price

\$448,500

Property type

House

Suburb

Strathfieldsaye

Period - From

1st February 2018

to

1st February 2019

Source

Realestate.com.au

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

Lot 19 Eamont Court, Strathfieldsaye, 3551	\$470,000	14/11/2018
5 Kent Place, Strathfieldsaye, 3551	\$472,000	26/10/2018
49 Taylors Lane, Strathfieldsaye, 3551	\$562,000	18/02/2019

This Statement of Information was prepared on: 22nd October 2019