

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

4 Singar Court, Strathfieldsaye

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 \$660,000 & \$680,000

Median sale price

Median price

\$595,500

Property type

Residential

Suburb

Strathfieldsaye

Period - From

30.09.2020

to

30.09.2021

Source

Realestate.com

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

82 Bassett Drive, Strathfieldsaye	\$690,000	18.10.2021
49 Swanson Boulevard, Strathfieldsaye	\$665,000	14.10.2021
5 Marylebone Circuit, Strathfieldsaye	\$712,000	15.07.2021

This Statement of Information was prepared on: 26.10.2021