

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

1401 Strathfieldsaye Road, Strathfieldsaye Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$385,000

Median sale price

Median Price \$ N/A | Land | Strathfieldsaye

Period – From 20th December 2017 to 20th December 2018 Source – RPdata

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2)(b) of the Estate Agents Act 1980.

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
Bowles Road, Eppalock Vic 3551	\$347,500	07/08/2018
Lot 5 Bowles Road, Longlea Vic 3551	\$337,500	27/02/2018
Lot 6 Bowles Road, Longlea Vic 3551	\$350,000	15/10/2017