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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

3 Lemon Gum Drive Strathfieldsaye VIC 3551

4 2 2

Indicative Selling Price

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

Range between \$505,000 & \$525,000

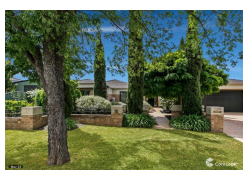
Median Sale Price

\$446,000 Houses in Strathfieldsaye between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



**33 Brentwood Boulevard
Strathfieldsaye VIC 3551**

4 2 2

Sold Price **\$525,000** Sold Date **31-Jan-18**

Distance **0.24km**



**5 Clarendon Close Strathfieldsaye
VIC 3551**

4 2 2

Sold Price **\$537,500** Sold Date **03-Dec-18**

Distance **0.56km**



**18 Hampshire Place Strathfieldsaye
VIC 3551**

4 2 2

Sold Price **\$531,000** Sold Date **19-Mar-18**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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