

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 and
postcode

4B Medusa Street 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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

Comparable property sales (*Delete A or B below as applicable)

A* 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
30 Chelsea Boulevard Strathdale VIC 3550	\$475,000	10-Apr-21
8B Mayfield Parade Strathdale VIC 3550	\$475,000	03-Mar-21
26 Marshall Crescent Kennington VIC 3550	\$377,777	08-Jul-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 May 2021


**30 Chelsea Boulevard Strathdale
VIC 3550**
 3  1  2

Sold Price

^{RS} **\$475,000**

Sold Date

10-Apr-21

Distance

2.72km

**8B Mayfield Parade Strathdale VIC
3550**
 3  1  2

Sold Price

^{RS} **\$475,000**

Sold Date

03-Mar-21

Distance

3.01km

**26 Marshall Crescent Kennington
VIC 3550**
 3  1  2

Sold Price

^{RS} **\$377,777**

Sold Date

08-Jul-20

Distance

4.74km

RS = Recent sale

UN = Undisclosed Sale

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