
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

324 Sinclairs Road, Strathfieldsaye, VIC 3551

INDICATIVE SELLING PRICE

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

Range Between \$725,000 & \$775,000

MEDIAN SALE PRICE

Median price \$462,500 | House | Strathfieldsaye (3551)

Period - From 1 September 2018 to 24 September 2018 | Source - CoreLogic

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
207 SULLIVANS ROAD, STRATHFIELDSAYE VIC 3551	\$637,500	18/06/2018
33 MILLS ROAD, EPPALOCK VIC 3551	\$712,500	07/12/2017
89 EMU CREEK ROAD, STRATHFIELDSAYE VIC 3551	\$950,000	10/11/2017

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

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