

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 13 Clydebank Court, 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)

Range between \$675,000 & \$695,000

Median sale price

Median price \$698,000 Property type House Suburb Strathfieldsaye
Period - From February, 2024 to January, 2025 Source Realestate.com.au

Comparable property sales

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
2 Meadow Court, Strathfieldsaye, Vic 3551	\$681,000	Nov 24
11 Lindsay Court, Strathfieldsaye, Vic 3551	\$675,000	Nov 24
8 Gordon Court, Strathfieldsaye, Vic 3551	\$670,000	Oct 24

This Statement of Information was prepared on: 02.04.2025