

## STATEMENT OF INFORMATION

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

**Sections 47AF of the Estate Agents Act 1980**

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PROPERTY OFFERED FOR SALE

**10 Shepherds Glen, Strathfieldsaye, VIC 3551**

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INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single Price \$199,950**

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MEDIAN SALE PRICE

**Median price \$430,000 | House | Strathfieldsaye (3551)**

**Period - From 1 August 2016 to 31 July 2017 | Source - CoreLogic**

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COMPARABLE PROPERTY SALES

**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.**

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