

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

8 Cooalongatta Road, Sassafras, Vic 3787

### Indicative selling price

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

range between

\$810,000

&

\$890,000

### Median sale price

Median price

\$940,000

Property type

House

Suburb

Sassafras

Period - From

01/04/2023

to

31/03/2024

Source



PropTrack

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
22 Hethersett Road, Sassafras, VIC 3787	\$850,000	29/01/2024
20 Mills Avenue, Sassafras, VIC 3787	\$800,000	03/11/2023

OR

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

This Statement of Information was prepared on: 16/04/2024