

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 10 Shepherds Glen, STRATHFIELDSAYE 3551

### Indicative selling price

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

**Range \$190,000 - \$209,000**

### Median sale price

Median **House** for **STRATHFIELDSAYE** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$170,000**

### 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 the most comparable to the property for sale.

**10 Athena Way,**  
Strathfieldsaye 3551

**Price \$172,000** Sold 10  
January 2019

**20 Shepherds Glen ,**  
Strathfieldsaye 3551

**Price \$182,000** Sold 20  
February 2019

**70 Coomoora Cct,**  
Strathfieldsaye 3551

**Price \$195,000** Sold 14  
March 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

### Contact agents



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**PRD nationwide**