

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

26 Magiltan Drive,  
STRATHBOGIE 3666

### Indicative selling price

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

**Single price \$339,000**

### Median sale price

Median **House** for **STRATHBOGIE** for period **Jun 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$282,500**

### 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.

**7 Spring Crt,**  
Strathbogie 3666

**Price \$300,000** Sold 15  
October 2018

**1 Spring Crt,**  
Strathbogie 3666

**Price \$300,000** Sold 19  
February 2018

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

### 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.

House

4 beds

2 baths

3 parking

### Rodwells Ruralco - Hume Region

53 Ryley Street,  
Wangaratta VIC 3677

### Contact agents

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