

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 77 Ryalls Lane, STRATHFIELDSAYE 3551

### Indicative selling price

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

**Range \$780,000 - \$850,000**

### Median sale price

Median **House** for **ST RAT HFIELD SAYE** for period **Mar 2018 - Mar 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$470,000**

### 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.

**77-79 Bassett Drive,**  
Strathfieldsaye VIC 3551

**Price \$750,000** Sold 11  
November 2017

**6 Leslie Place,**  
Junortoun VIC 3551

**Price \$810,000** Sold 19  
December 2018

**121 Nankervis Road,**  
Mandurang VIC 3551

**Price \$796,000** Sold 08  
March 2018

### 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 [realestate.com.au](http://realestate.com.au).

House

4 beds

2 baths

3 parking



#### Elders Real Estate Bendigo

46 Queen Street,  
Bendigo VIC 3550

#### Contact agents



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