

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18 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 \$1,200,000 - \$1,320,000**

### Median sale price

Median **House** for **STRATHFIELDSAYE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$459,250**

### 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.

**617 Strathfieldsaye Road ,**  
Strathfieldsaye 3551

**Price \$1,750,000** Sold 12  
April 2018

**203 Kerrs Road ,**  
Sedgwick 3551

**Price \$1,225,000** Sold 23  
February 2018

**256 McIvor Road ,**  
Strathdale 3551

**Price \$1,550,000** Sold 06  
February 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 Pricefinder.

House



6 beds



4 baths



12 parking

#### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

#### Contact agents



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**PRD** nationwide