

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 146 Sutton Grange Road, SEDGWICK 3551

### Indicative selling price

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

**Range \$525,000 - \$575,000**

### Median sale price

Median **House** for **SEDGWICK** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$626,000**

### 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.

**39 Barker Road,**  
Harcourt North 3453

Price **\$445,000** Sold 29 May  
2017

**747 Sedgwick Road,**  
Sedgwick 3551

Price **\$626,000** Sold 21  
August 2017

**187 Sutton Grange Road,**  
Sedgwick 3551

Price **\$575,000** Sold 10  
January 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

#### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

#### Contact agents



**Tom Isaacs**  
PRDnationwide

03 5444 0344  
0417 532 871  
[tomi@prdbendigo.com.au](mailto:tomi@prdbendigo.com.au)



**Aaron Mullins**  
PRDnationwide

03 5444 0344  
[aaronm@prdbendigo.com.au](mailto:aaronm@prdbendigo.com.au)

**PRD** nationwide