



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Benwerren Close, STRATHDALE 3550

### Indicative selling price

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

**Range \$240,000 - \$260,000**

### Median sale price

Median **Vacant Land** for **STRATHDALE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$248,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**40 Chelsea Bvd,**  
Strathdale 3550

Price **\$260,000** Sold 06  
December 2018

**3 Sugar Glider Way,**  
Strathdale 3550

Price **\$150,000** Sold 13  
January 2019

**30 Weatheby Dr,**  
Strathdale 3550

Price **\$298,000** Sold 26  
April 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