



STATEMENT OF INFORMATION

9 SHEPHERDS GLEN, STRATHFIELDSAYE, VIC 3551

PREPARED BY PAUL BYRNE, BENDIGO REAL ESTATE, PHONE: 0439 441 198

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 SHEPHERDS GLEN,

 4  2  2

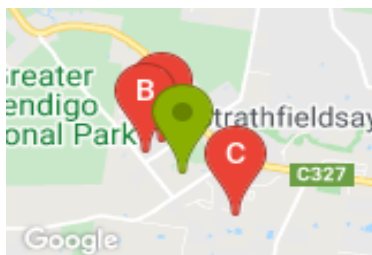
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$475,000 to \$510,000**

Provided by: Paul Byrne, Bendigo Real Estate

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (House)

\$500,000

01 January 2019 to 31 December 2019

Provided by: 

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



3 SUNSET DR, STRATHFIELDSAYE, VIC

 4  3  4

Sale Price

\$502,500

Sale Date: 01/11/2019

Distance from Property: 529m



28 SUNSET DR, STRATHFIELDSAYE, VIC

 4  2  2

Sale Price

\$492,500

Sale Date: 20/09/2019

Distance from Property: 573m



11 EAMONT CRT, STRATHFIELDSAYE, VIC

 4  2  3

Sale Price

\$495,000

Sale Date: 05/09/2019

Distance from Property: 942m



This report has been compiled on 19/02/2020 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

9 SHEPHERDS GLEN, STRATHFIELDSAYE, VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$475,000 to \$510,000

Median sale price

Median price

\$500,000

Property type

House

Suburb

STRATHFIELDSAYE

Period

01 January 2019 to 31 December 2019

Source

pricefinder

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 most comparable to the property for sale.

Address of comparable

Price

Date of sale

3 SUNSET DR, STRATHFIELDSAYE, VIC 3551	\$502,500	01/11/2019
28 SUNSET DR, STRATHFIELDSAYE, VIC 3551	\$492,500	20/09/2019
11 EAMONT CRT, STRATHFIELDSAYE, VIC 3551	\$495,000	05/09/2019

This Statement of Information was prepared

19/02/2020