

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Lot 195 Wallaroo Avenue, STRATHFIELDSAYE 3551

Indicative selling price

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

Range \$500,000 - \$550,000

Median sale price

Median **House** for **STRATHFIELDSAYE** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$468,500

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.

21 Coomoora Cct,
Strathfieldsaye 3551

Price \$535,000 Sold 13 July
2018

23 McConnell Dr,
Junortoun 3551

Price \$532,500 Sold 22
November 2018

6 Marylebone Cct,
Strathfieldsaye 3551

Price \$572,500 Sold 10
August 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

4 beds

2 baths

2 parking

PRDnationwide Bendigo

150 Lyttleton Terrace,
Bendigo VIC 3550

Contact agents



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