

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 199 Sullivans Road, STRATHFIELDSAYE 3551

### 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 **STRATHFIELDSAYE** for period **Jul 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$170,000**

### 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.

**36 Havering Lane**,  
Strathfieldsaye 3551

Price **\$299,950** Sold 25  
September 2018

**76 Sinclairs Rd**,  
Strathfieldsaye 3551

Price **\$210,000** Sold 03  
October 2018

**199 Junortoun Rd**,  
Strathfieldsaye 3551

Price **\$251,000** Sold 14  
December 2018

This Statement of Information was prepared on 14th Oct 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.

Vacant Land

### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

### Contact agents



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**PRD** nationwide