



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Shepherds Glen, STRATHFIELDSAYE 3551

### Indicative selling price

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

**Range \$509,000 - \$539,000**

### Median sale price

Median **House** for **STRATHFIELDSAYE** for period **Jan 2017 - Dec 2017**

Sourced from **Price Finder**.

**\$465,000**

### 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.

**6 Kent Place,**  
Strathfieldsaye 3551

**Price \$596,000** Sold 26  
October 2017

**105 Ryalls Lane,**  
Strathfieldsaye 3551

**Price \$532,000** Sold 18  
August 2017

**139 Ryalls Lane,**  
Strathfieldsaye 3551

**Price \$535,000** Sold 06  
September 2017

### 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 Price Finder.

House

4 beds

2 baths

2 parking

### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

### Contact agents



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**PRD** nationwide