

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**38 James Street,
STRATHDALE 3550**

Indicative selling price

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

Range \$440,000 - \$480,000

Median sale price

Median **House** for **STRATHDALE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$415,000

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.

4 Metro Crt,
Strathdale 3550

Price \$480,000 Sold 22
January 2019

20 Cheriton Dr,
Strathdale 3550

Price \$452,000 Sold 18
January 2019

47 Harley St,
Strathdale 3550

Price \$445,000 Sold 22
March 2019

This Statement of Information was prepared on 25th Sep 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.

House

4 beds

2 baths

2 parking

PRDnationwide Bendigo

150 Lyttleton Terrace,
Bendigo VIC 3550

Contact agents



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