

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 SOMERVILLE ROAD,

4 2 2

Indicative Selling Price

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

Price Range: \$760,000 to \$830,000

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



STRATHFIELDSAYE, VIC, 3551

Suburb Median Sale Price (House)

\$680,000

01 October 2023 to 30 September 2024

Provided by: pricefinder

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 agents representative considers to be most comparable to the property for sale.



55 REGENT ST, STRATHFIELDSAYE, VIC 3551

4 2 2

Sale Price

\$804,000

Sale Date: 11/04/2024

Distance from Property: 2km



6 LEMON GUM DR, STRATHFIELDSAYE, VIC

4 2 5

Sale Price

***\$800,000**

Sale Date: 29/10/2024

Distance from Property: 1.9km



11 MCCONNELL DR, JUNORTOUN, VIC 3551

3 2 3

Sale Price

\$822,000

Sale Date: 09/07/2024

Distance from Property: 2.6km

This report has been compiled on 07/12/2024 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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