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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

109 Ryalls Lane Strathfieldsaye VIC 3551

 3  2  2

Indicative Selling Price

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

Range between \$495,000 & \$530,000

Median Sale Price

\$446,250 Houses in Strathfieldsaye between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

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 most comparable to the property for sale.



131 Ryalls Lane Strathfieldsaye VIC 3551	Sold Price	\$500,000	Sold Date	23-Jan-18
 3  2  2			Distance	0.2km



9 Nubrena Drive Strathfieldsaye VIC 3551	Sold Price	\$485,000	Sold Date	23-Apr-19
 3  2  2			Distance	0.31km



29 Alexander Close Strathfieldsaye VIC 3551	Sold Price	\$490,000	Sold Date	28-Aug-18
 3  2  2			Distance	1.18km

RS = Recent sale UN = Undisclosed Sale

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