



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Lot 2, 76 Sinclairs 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 \$199,990 - \$219,500**

### Median sale price

Median **Vacant Land** for **STRATHFIELDSAYE** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$167,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**62 Swanson Boulevard,**  
Strathfieldsaye 3551

Price **\$225,000** Sold 31 May  
2016

**Corner of Wild Drive,**  
Strathfieldsaye 3551

Price **\$230,000** Sold 21 June  
2016

**8 Shepherds Glen,**  
Strathfieldsaye 3551

Price **\$220,000** Sold 08 July  
2016

### 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.

### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

### Contact agents



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**PRD** nationwide