



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale Lot 1 & 2 Sutton Grange Road, SEDGWICK 3551

### Indicative selling price

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

**Single price \$395,000**

### Median sale price

Median **House** for **SEDGWICK** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$300,000**

### 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.

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|--|--|
| <b>Youngs Lane</b> ,<br>Sedgwick 3551      | Price <b>\$320,000</b> Sold 12 April<br>2019     |
| <b>Wilkinsons Road</b> ,<br>Sedgwick 3551  | Price <b>\$335,000</b> Sold 07<br>August 2018    |
| <b>294 Springs Road</b> ,<br>Sedgwick 3551 | Price <b>\$300,000</b> Sold 19<br>September 2018 |

This Statement of Information was prepared on 16th 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.

### PRDnationwide Bendigo

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### Contact agents



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**PRD** nationwide