

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Yirrilil Way, STRATHFIELDSAYE 3551

### Indicative selling price

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

**Range \$549,990 - \$599,990**

### Median sale price

Median **House** for **STRATHFIELDSAYE** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$462,500**

### 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.

**9 Swanson Bvd,**  
Strathfieldsaye 3551

Price **\$588,000** Sold 13  
February 2017

**1 Swanson Bvd,**  
Strathfieldsaye 3551

Price **\$560,000** Sold 20  
April 2017

**5 Yirrilil Way,**  
Strathfieldsaye 3551

Price **\$510,000** Sold 24  
November 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.

House



4 beds



2 baths



2 parking

### Contact agents



**Sacha Dale**  
PRDnationwide

03 5444 0344  
0407 899 066

[sachad@prdbendigo.com.au](mailto:sachad@prdbendigo.com.au)



**Tom Isaacs**  
PRDnationwide

03 5444 0344  
0417 532 871

[tom@prdbendigo.com.au](mailto:tom@prdbendigo.com.au)

**PRD nationwide**

150 Lytton Terrace,  
Bendigo VIC 3550