



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**33 Ryalls Lane,  
STRATHFIELDSAYE 3551**

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range from \$365,000 -  
\$390,000**

### Median sale price

Median **House** for **ST RAT HFIELD SAYE** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

**\$435,000**

### 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 the most comparable to the property for sale.

<b>5 Ryalls Lane,</b> Strathfieldsaye 3551	<b>Price \$370,000</b> Sold 19 January 2007
<b>12 Courage Court,</b> Strathfieldsaye 3551	<b>Price \$410,000</b> Sold 10 December 2015
<b>30 Saxby Drive,</b> Strathfieldsaye 3551	<b>Price \$385,000</b> Sold 03 February 2016

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.

### Contact agents

 **Sacha Dale**  
PRDnationwide

03 5444 0344  
0407 899 066  
[sachad@prdbendigo.com.au](mailto:sachad@prdbendigo.com.au)

**PRD** nationwide

**PRDnationwide Bendigo**

150 Lyttleton Terrace,  
Bendigo VIC 3550