

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Land offered for sale

Address
Including suburb or locality
and postcode

Stage 17b Imagine Estate STRATHFIELDSAYE VIC 3551
(Peaceful Crescent)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

type or class	Single price		Lower price		Higher price
Vacant Land					
Lots 1701 - 1704	\$	or range between	\$290,000	&	\$315,000
Lots 1705 – 1710, 1714	\$*	or range between	\$340,000	&	\$370,000
Lots 1711 - 1713	\$382,500	or range between	\$	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price

\$370,000

Suburb or locality

STRATHFIELDSAYE

Period - From

2/6/2022

To

2/6/2023

Source

PropertyData

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three block of land that the estate agent or agent's representative considers to be most comparable to the sale of land. This land must be of the same type or class as the land for sale, been sold within the last 18 months, and located within five kilometres of the land for sale.

	Address of comparable	Price	Date of sale
	1. 3 Kanya Ave STRATHFIELDSAYE	\$360,000	25/10/2022
	2. 10 Wanjel St STRATHFIELDSAYE	\$342,000	13/09/2022
	3. 48 Swanson Blvd STRATHFIELDSAYE	\$370,000	17/07/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 2nd June 2023 at 8.29am