

Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
Including suburb or locality
and postcode

Stage 9, Imagine Estate, Strathfieldsaye VIC 3551

Indicative selling price

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

Unit type or class

e.g. One bedroom units

	Single price		Lower price		Higher price
Lots 28, 29, 40, 175, 176, 211-217	\$*	or range between	\$139,000	&	\$152,000
Lots 39 & 210	\$*	or range between	\$153,000	&	\$168,000
Lots 219 & 220	\$*	or range between	\$190,000	&	\$209,000
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$172,450

Suburb or locality Strathfieldsaye

Period - From 01/01/2018

To 31/12/2018

Source Price Finder

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

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

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 219 & 220	Lot 201 Terrapee Street, Strathfieldsaye	\$195,000	21/12/2018
	10 Athena Way, Strathfieldsaye	\$172,000	10/01/2019
	36 Terrapee Street, Strathfieldsaye	\$1950,000	26/03/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
All other available lots in Stage 9	61 Swanson Boulevard, Strathfieldsaye	\$139,000	11/12/2018
	15 Coomoorra Circuit, Strathfieldsaye	\$152,000	10/07/2018
	31 Swanson Boulevard, Strathfieldsaye	\$142,500	10/07/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 39 & 210	58 Swanson Boulevard, Strathfieldsaye	\$160,000	05/03/2018
	78 Swanson Boulevard, Strathfieldsaye	\$169,500	16/03/2018
	80 Swanson Boulevard, Strathfieldsaye	\$159,500	27/03/2018