

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the Estate Agents Act 1980 Instructions:

The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential **property located outside the Melbourne metropolitan area** is being offered for sale.

The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information. **Section 47AF of the Estate Agents Act 1980.**

Unit offered for sale

Address
Including suburb and
postcode

Stage 31 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 3111 & 3112	\$ 220,000	Or range between	\$	&	\$
Lots 3110, 3113 & 3114	\$ 245,000	Or range between	\$	&	\$
Lot 3109	\$ 275,000	Or range between	\$	&	\$
Lots 3101,3102,3103,3104,3105,	\$ 290,000	Or range between	\$	&	\$
Lot 3107	\$ 309,000				
Lot 3108	\$ 350,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$305,000	Suburb	Strathfieldsaye
Period - From	21/10/22	To	11/10/23
Source	PDOL		

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 six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Land	1 13 Imagine Dr STRATHFIELDSAYE 3551 VIC	\$220,000	18/05/2023
	2 6 Imagine Dr STRATHFIELDSAYE 3551 VIC	\$220,000	27/03/2023
	3 7 Peaceful Cr STRATHFIELDSAYE 3551 VIC	\$257,950	24/02/2023

Unit type or class

E.g. One bedroom units

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Land	1 13 Imagine Dr STRATHFIELDSAYE 3551 VIC	\$220,000	18/05/2023
	2 6 Imagine Dr STRATHFIELDSAYE 3551 VIC	\$220,000	27/03/2023
	3 7 Peaceful Cr STRATHFIELDSAYE 3551 VIC	\$257,950	24/02/2023

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Land	1 7 Peaceful Cr STRATHFIELDSAYE 3551 VIC	\$ 257,950	24/02/2023
	2 8 Eamont Ct STRATHFIELDSAYE 3551 VIC	\$ 280,000	14/04/2023
	3 4 Unity Way STRATHFIELDSAYE 3551 VIC	\$295,000	29/05/2023

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Land	1 7 Peaceful Cr STRATHFIELDSAYE 3551 VIC	\$ 257,950	24/02/2023
	2 8 Eamont Ct STRATHFIELDSAYE 3551 VIC	\$ 280,000	14/04/2023
	3 4 Unity Way STRATHFIELDSAYE 3551 VIC	\$295,000	29/05/2023

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Land	1 18 Somerville Rd STRATHFIELDSAYE 3551 VIC	\$300,000	19/10/2022
	2 9 Neon Cr STRATHFIELDSAYE 3551 VIC	\$305,000	12/05/2023
	3 3 Jumbuck La STRATHFIELDSAYE 3551 VIC	\$310,000	31/05/2023

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Land	1	9 Tranquil St STRATHFIELDSAYE 3551 VIC	\$339,000	14/04/2023
	2	10 Wanjel St STRATHFIELDSAYE 3551 VIC	\$342,500	13/09/2022
	3	12 Neon Cr STRATHFIELDSAYE 3551 VIC	\$345,000	18/06/2023

OR**OR**

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

This Statement of Information was prepared on:

12/10/2023