

Statement of Information  
**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 6 Imagine Estate, Strathfieldsaye VIC 3551

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 143 to 145, 161 and 162	\$*	or range between	\$159,500	&	\$175,450
Lot 159	\$179,500	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

**Unit median sale price**

Median price \$170,000

Suburb or locality STRATHFIELDSAYE

Period - From 01/10/2017

To 30/09/2018

Source Price Finder

## Comparable property sales

**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
All available lots in Stage 6	21 Wanjel Street, Strathfieldsaye, VIC 3551	\$165,000	14/05/2018
	26 Wallaroo Avenue, Strathfieldsaye, VIC 3551	\$175,000	26/04/2018
	8 Wanjel Street, Strathfieldsaye, VIC 3551	\$170,000	13/04/2018