Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1516 unity Way, Strathfieldsaye Vic 3551

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquot	ting		
Single pric	e \$280,000							
Median sale p	rice							
Median price	\$310,000	Pro	operty Type	Vac	ant land		Suburb	Strathfieldsaye
Period - From	09/08/2022	to	08/08/2023		So	ource	REIV	

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	12 Neon Cr STRATHFIELDSAYE 3551	\$345,000	18/06/2023
2	3 Jumbuck La STRATHFIELDSAYE 3551	\$310,000	31/05/2023
3	9 Neon Cr STRATHFIELDSAYE 3551	\$305,000	12/05/2023

OR

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

This Statement of Information was prepared on:

09/08/2023 13:05







Property Type: Agent Comments Indicative Selling Price \$280,000 Median Land Price 09/08/2022 - 08/08/2023: \$310,000

Comparable Properties



12 Neon Cr STRATHFIELDSAYE 3551 (REI/VG) Agent Comments



Price: \$345,000 Method: Private Sale Date: 18/06/2023 Property Type: Land Land Size: 677 sqm approx

3 Jumbuck La STRATHFIELDSAYE 3551 (VG) Agent Comments



Price: \$310,000 Method: Sale Date: 31/05/2023 Property Type: Land Land Size: 503 sqm approx

9 Neon Cr STRATHFIELDSAYE 3551 (VG)

Agent Comments



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Price: \$305,000 Method: Sale Date: 12/05/2023 Property Type: Land Land Size: 563 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata com.au

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