

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 consumer.vic.gov.au/underquoting

Single price

\$280,000

Median sale price

Median price

\$310,000

Property Type

Vacant land

Suburb

Strathfieldsaye

Period - From

09/08/2022

to

08/08/2023

Source

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.

	Address 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



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

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