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

Indicative selling price

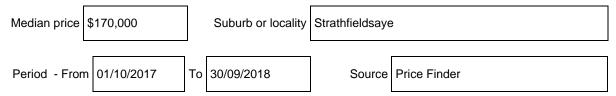
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units	Single price	_	Lower price	_	Higher price
Lots 262-266, 275 & 276	\$*	or range between	\$159,950	&	\$175,940
Lots 260, 261, 267-274 & 277-285	\$*	or range between	\$179,000	&	\$196,900
	\$*	or range between	\$*	&	\$*
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price





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 LAND	Address of comparable unit	Price	Date of sale
Lots 262-266, 275 & 276	78 Swanson Boulevard, Strathfieldsaye	\$169,000	16/03/2018
	Lot 161 Terrapee Street, Strathfieldsaye	\$174,500	23/03/2018
	80 Swanson Boulevard, Strathfieldsaye	\$159,500	27/03/2018

Unit type or class

LAND	Address of comparable unit	Price	Date of sale
Lots 260, 261, 267-274 & 277-285	28 Wallaroo Avenue, Strathfieldsaye	\$185,000	29/03/2018
	32 Wallaroo Avenue, Strathfieldsaye	\$185,000	10/04/2018
	34 Wallaroo Avenue, Strathfieldsaye	\$185,000	23/04/2018