

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 5 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 115 and 122 | \$ | or range between | \$162,000 | & | \$176,000 |
| Lots 182 and 183 | \$145,000 | 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 4 | 13 Coomoorra Circuit, Strathfieldsaye | \$156,000 | 14/06/2018 |
| | 21 Wanjel Street, Strathfieldsaye | \$165,000 | 14/05/2018 |
| | 76 Swanson Boulevard, Strathfieldsaye | \$162,000 | 01/05/2018 |