

## 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 7 and 8, 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 160, 207 and 209	\$*	or range between	\$135,000	&	\$148,500
Lots 171, 172, 168 and 206	\$*	or range between	\$149,000	&	\$163,900
Lots 169 and 170	\$*	or range between	\$167,000	&	\$183,700
Lots 202 to 205	\$195,000	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 (\*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**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

All available lots in Stage 7 and 8	63 Swanson Boulevard, Strathfieldsaye	\$149,000	11/01/2018
	78 Swanson Boulevard, Strathfieldsaye	\$169,500	16/03/2018
	Lot 110 Wanjel Street, Strathfieldsaye	\$170,000	16/03/2018