

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 1213 Karndeli Promenade, Strathfieldsaye Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$289,500

Median sale price

Median price \$310,000

Property Type Vacant land

Suburb Strathfieldsaye

Period - From 11/09/2022

to 10/09/2023

Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	9 Tranquil St STRATHFIELD SAYE 3551	\$339,000	14/04/2023
2	3 Jumbuck La STRATHFIELD SAYE 3551	\$310,000	31/05/2023
3	4 Unity Way STRATHFIELD SAYE 3551	\$295,000	29/05/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

11/09/2023 16:42



Property Type: Vacant Land
Land Size: 582 sqm approx
Agent Comments

Indicative Selling Price
\$289,500

Median Land Price
11/09/2022 - 10/09/2023: \$310,000

Comparable Properties



9 Tranquil St STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments



Price: \$339,000
Method: Private Sale
Date: 14/04/2023
Property Type: Land
Land Size: 735 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

4 Unity Way STRATHFIELDSAYE 3551 (VG)

Agent Comments



Price: \$295,000
Method: Sale
Date: 29/05/2023
Property Type: Land
Land Size: 559 sqm approx