

# 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

30 Wallaroo Avenue, Strathfieldsaye Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$310,000

### Median sale price

Median price

\$315,000

Property Type

Vacant land

Suburb

Strathfieldsaye

Period - From

08/02/2023

to

07/02/2024

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	10 Wanjel St STRATHFIELDSAYE 3551	\$342,500	13/09/2022
2	Dukes La STRATHFIELDSAYE 3551	\$329,000	22/09/2023
3	24 Neon Cr STRATHFIELDSAYE 3551	\$325,000	27/11/2023

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:

08/02/2024 18:48



**Property Type:** Vacant Land  
**Land Size:** 576 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$310,000

**Median Land Price**  
08/02/2023 - 07/02/2024: \$315,000

## Comparable Properties



**10 Wanjel St STRATHFIELDSAYE 3551 (REI/VG)**

**Agent Comments**



**Price:** \$342,500  
**Method:** Private Sale  
**Date:** 13/09/2022  
**Property Type:** Land  
**Land Size:** 640 sqm approx

**Dukes La STRATHFIELDSAYE 3551 (VG)**

**Agent Comments**



**Price:** \$329,000  
**Method:** Sale  
**Date:** 22/09/2023  
**Property Type:** Land  
**Land Size:** 648 sqm approx

**24 Neon Cr STRATHFIELDSAYE 3551 (VG)**

**Agent Comments**



**Price:** \$325,000  
**Method:** Sale  
**Date:** 27/11/2023  
**Property Type:** Land  
**Land Size:** 699 sqm approx