

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode lot 3112 Terrapee St, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price \$220,000

Median sale price

Median price \$310,000

Property Type Vacant land

Suburb Strathfieldsaye

Period - From 17/01/2023

to 16/01/2024

Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Karndeli Prm STRATHFIELDSAYE 3551	\$262,500	19/10/2023
2	6 Imagine Dr STRATHFIELDSAYE 3551	\$220,000	27/03/2023
3	13 Imagine Dr STRATHFIELDSAYE 3551	\$220,000	18/05/2023

OR

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

This Statement of Information was prepared on:

17/01/2024 09:08



Property Type:
Land Size: 347 sqm approx
Agent Comments

Indicative Selling Price
\$220,000
Median Land Price
17/01/2023 - 16/01/2024: \$310,000

Comparable Properties



10 Karndeli Prm STRATHFIELDSAYE 3551 (REI/VG) **Agent Comments**



Price: \$262,500
Method: Private Sale
Date: 19/10/2023
Property Type: Land
Land Size: 449 sqm approx

6 Imagine Dr STRATHFIELDSAYE 3551 (VG) **Agent Comments**



Price: \$220,000
Method: Sale
Date: 27/03/2023
Property Type: Land
Land Size: 576 sqm approx

13 Imagine Dr STRATHFIELDSAYE 3551 (VG) **Agent Comments**



Price: \$220,000
Method: Sale
Date: 18/05/2023
Property Type: Land
Land Size: 544 sqm approx