

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality
and postcode

Stage 16 Imagine Estate (Off Dukes Lane), 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 1615, 1616, 1617		or range between	\$285,000	&	\$313,500
Lots 1611 – 1614, 1628, 1629		or range between	\$320,000	&	\$340,000
		or range between	\$*	&	\$
		or range between	\$*	&	\$
		or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price

\$320,000

Suburb or locality

STRATHFIELDSAYE

Period - From

16/12/2020

To

15/12/2021

Source

PDOL (REIV)

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
Lots 1615, 1616, 1617	1 1523 Imagine Drive, Strathfieldsaye	\$277,600	07/05/2021
	2 1503 Tranquil Street, Strathfieldsaye	\$315,000	06/05/2021
	3 1505 Tranquil Street, Strathfieldsaye	\$290,000	06/05/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1611 – 1614, 1628, 1629	1 8 Argyll Drive, Junortoun	\$320,000	02/08/2021
	2 1431 Neon Crescent, Strathfieldsaye	\$349,000	22/10/2021
	3 1607 Neon Crescent, Strathfieldsaye	\$337,000	02/11/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

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

This Statement of Information was prepared on: 16/12/2021