

# 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 31 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 3107	\$309,500	or range between	\$*	&	\$
Lots 3111 & 3112	\$220,000	or range between	\$*	&	\$
Lot 3101, 3102, 3103, 3104, 3105, 3109		or range between	\$275,000	&	\$290,000
Lot 3108	\$350,000				
:Lot 3110, 3113, 3114	\$245,000				

Additional entries may be included or attached as required.

### Unit median sale price

Median price \$339,500

Suburb or locality STRATHFIELDSAYE

Period - From 10/10/2022

To 10/10/2023

Source PRICEFINDER

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

**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: 13/10/23

