

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 191 Wallaroo Avenue, Strathfieldsaye Vic 3551

Indicative selling price

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

Single price \$180,000

Median sale price

Median price \$165,000

Property Type Vacant land

Suburb Strathfieldsaye

Period - From 23/01/2019

to 22/01/2020

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	21 Terrapee St STRATHFIELDSAYE 3551	\$176,500	04/03/2019
2	24 Wallaroo Av STRATHFIELDSAYE 3551	\$175,000	28/02/2019
3	36 Wallaroo Av STRATHFIELDSAYE 3551	\$175,000	05/03/2019

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:

23/01/2020 11:20



Property Type:
Agent Comments

Indicative Selling Price
\$180,000

Median Land Price
23/01/2019 - 22/01/2020: \$165,000

Comparable Properties

21 Terrapee St STRATHFIELDSAYE 3551 (VG) Agent Comments



Price: \$176,500
Method: Sale
Date: 04/03/2019
Property Type: Land
Land Size: 700 sqm approx

24 Wallaroo Av STRATHFIELDSAYE 3551 (VG) Agent Comments



Price: \$175,000
Method: Sale
Date: 28/02/2019
Property Type: Land
Land Size: 644 sqm approx

36 Wallaroo Av STRATHFIELDSAYE 3551 (VG) Agent Comments



Price: \$175,000
Method: Sale
Date: 05/03/2019
Property Type: Land
Land Size: 576 sqm approx