

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb or locality
and postcode

Stage 1A & B Emu Rise, Strathfieldsaye

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
Lot 3-10, 20-23, Emu Rise, Strathfieldsaye		or range between	\$ 299,950	&	\$ 315,750
Lots 11, Emu Rise, Strathfieldsaye	342,950	or range between		&	

Additional entries may be included or attached as required.

Unit median sale price

Median price \$315,000

Suburb or locality Strathfieldsaye

Period - From 1st October 23

To 30 September 24

Source Pricefinder

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
	4 Frogmouth Ave, Strathfieldsaye	\$ 312,000	06/12/23
	59 Aberdeen Drive, Junortoun	\$300,000	09/12/23
	18 Peaceful Crescent, Strathfieldsaye	\$329,000	11/04/24
	No Comparable Sales		

This Statement of Information was prepared on:

12/11/2024

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered for sale

Address
Including suburb and
postcode

STAGE 2A, EMU RISE, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Price Range:

\$276,500 to \$355,000

Median sale price

Median price

\$301,500

Property type

Vacant Land


Suburb

STRATHFIELDSAYE

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9 FROGMOUTH AVE, STRATHFIELDSAYE, VIC 3551	\$304,000	06/06/2024
5 FROGMOUTH AVE, STRATHFIELDSAYE, VIC 3551	\$299,500	15/08/2024
11 FROGMOUTH AVE, STRATHFIELDSAYE, VIC 3551	\$300,000	20/08/2024

This Statement of Information was prepared on:

18/06/2025