

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.

Land offered for sale

Address
Including suburb or locality
and postcode

LOT 5, 6, 10, 28, 29, 35, 38, 47, 48, 49, 53 / 783-797 STRATHFIELDSAYE ROAD, 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)

Land	Single price		Lower price		Higher price
Lot 5 783-797 Strathfieldsaye Road, Strathfieldsaye	\$350,000	or range between	\$*	&	\$
Lot 6 783-797 Strathfieldsaye Road, Strathfieldsaye	\$305,000	or range between	\$*	&	\$
Lot 10 783-797 Strathfieldsaye Road, Strathfieldsaye	\$290,000	or range between	\$*	&	\$
Lot 28 783-797 Strathfieldsaye Road, Strathfieldsaye	\$295,000	or range between	\$*	&	\$
Lot 29 783-797 Strathfieldsaye Road, Strathfieldsaye	\$297,000	or range between	\$*	&	\$
Lot 35 783-797 Strathfieldsaye Road, Strathfieldsaye	\$325,000	or range between	\$*	&	\$
Lot 38 783-797 Strathfieldsaye Road, Strathfieldsaye	\$285,000	or range between	\$*	&	\$

Land	Single price		Lower price		Higher price
Lot 47 783-797 Strathfieldsaye Road, Strathfieldsaye	\$425,000	or range between	\$*	&	\$
Lot 48 783-797 Strathfieldsaye Road, Strathfieldsaye	\$525,000	or range between	\$*	&	\$
Lot 49 783-797 Strathfieldsaye Road, Strathfieldsaye	\$340,000	or range between	\$*	&	\$
Lot 53 783-797 Strathfieldsaye Road, Strathfieldsaye	\$335,000	or range between	\$*	&	\$

Additional entries may be included or attached as required. Unit median sale price

Median price		Suburb or locality	Strathfieldsaye
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Period - From	1 July 2023	To	30 June 2024	Source	Price Finder
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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 agents representative considers to be most comparable to the property for sale.

Land	Address of comparable unit	Price	Date of sale
	6 CLARENDON CL, STRATHFIELDSAYE, VIC 3551	\$410,000	13/12/2023
	35 ALEXANDER CL, STRATHFIELDSAYE, VIC 3551	\$290,000	27/05/2024
	13 REDWOOD DR, STRATHFIELDSAYE, VIC 3551	\$320,000	24/01/2024

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:	26/09/2024
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