

## 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

Lots 292 – 300 STAGE 11 IMAGINE ESTATE

### 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<br>e.g. One bedroom units | Single price |                  | Lower price |   | Higher price |
|----------------------------------------------|--------------|------------------|-------------|---|--------------|
| Lots 292 , 293 , 295 , 296, 299              | \$*          | or range between | \$ 185,000  | & | \$ 203,000   |
| Lots 294 , 297 , 298 , 300                   | \$*          | or range between | \$ 230,000  | & | \$ 250,000   |
|                                              | \$*          | or range between | \$*         | & | \$           |
|                                              | \$*          | or range between | \$*         | & | \$           |
|                                              | \$*          | or range between | \$*         | & | \$           |

Additional entries may be included or attached as required.

### Unit median sale price

Median price

\$169,500

Suburb or locality

STRATHFIELDSAYE

Period - From 20 JUNE 2019 To 19 JUNE 2020

Source PDOL

### 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 292 , 293 , 295 , 296, 299 | 1 29 COOMOORA CURCUIT, STRATHFIELDSAYE | \$ 196,000 | 06/12/2019   |
|                                 | 2 17 TERAPEE STREET, STRATHFIELDSAYE   | \$ 185,000 | 06/01/2020   |
|                                 | 3 32 CADELLA WAY, STRATHFIELDSAYE      | \$ 203,000 | 29/01/2020   |

#### Unit type or class

E.g. One bedroom units

|                            | Address of comparable unit         | Price      | Date of sale |
|----------------------------|------------------------------------|------------|--------------|
| Lots 294 , 297 , 298 , 300 | 1 22 CADELLA WAY, STRATHFIELDSAYE  | \$ 210,000 | 16/09/2019   |
|                            | 2 4 SHEPARDS GLEN, STRATHFIELDSAYE | \$ 245,000 | 18/07/2019   |
|                            | 3 29 DOWNING DRIVE, JUNORTOUN      | \$ 223,000 | 20/02/2020   |

**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: 19 JUNE 2020