

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Land offered for sale

Address
Including suburb or locality
and postcode

40 Cousins Street, Strathdale VIC 3550

Indicative selling price

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Lot 1 Brewdley Lane	range between	\$595,000	\$625,000
Lot 2 Brewdley Lane	range between	\$595,000	& \$635,000
Lot 3 Brewdley Lane	range between	\$595,000	& \$635,000
Lot 4 Brewdley Lane	range between	\$595,000	& \$635,000
Lot 5 Brewdley Lane	range between	\$430,000	\$450,000
Lot 6 Brewdley Lane	range between	\$415,000	\$440,000
Lot 7 Brewdley Lane	range between	\$415,000	\$440,000
Lot 12 Dante Grove	range between	\$565,000	\$590,000
Lot 13 Dante Grove	range between	\$580,000	\$610,000
Lot 14 Dante Grove	range between	\$565,000	\$590,000
Lot 15 Dante Grove	range between	\$550,000	\$575,000
Lot 16 Dante Grove	range between	\$550,000	\$575,000
Lot 17 Dante Grove	range between	\$430,000	\$450,000

Unit median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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: 06/03/2024