

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

Stage 17a Imagine Estate, 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)

Unit type or class e.g. Land	Single price		Lower price		Higher price
1725 - 1728	\$*	or range between	\$290,000	&	\$310,000
1722, 1719, 1715, 1720, 1723, 1724, 1729,	\$*	or range between	\$340,000	&	\$370,000
1716-1718, 1721	\$*	or range between	\$375,000	&	\$385,000
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$335,000	Suburb or locality	STRATHFIELDSAYE		
Period - From	29/04/2021	To	29/04/2022	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
1 11 Athena Way	\$375,000	19/11/2021
2 12 Keewong Drive	\$380,275	29/10/2021
3 18 Lemnos Court	\$285,000	05/10/2021

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

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: 29th APRIL 2022 at 9:45am