

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	150 Sullivans Road, Strathfieldsaye VIC 3551
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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	Single price		Lower price	&	Higher price
Lots 116, 117, 118, 128, 133, 134, 136, 137, 50,51, 9, 10	\$*	or range between	\$185,000		\$200,000
Lots 127, 129, 130, 132, 135, 138, 140, 141, 142, 11, 12, 36, 37, 38, 39, 43, 44, 64, 65, 66	\$*	or range between	\$205,000		\$220,000
Lots 139, 152, 13, 14, 15, 16, 17, 40, 41, 42, 45, 46, 47, 52, 53, 54, 55, 56, 61, 62, 63, 67	\$*	or range between	\$221,000		\$245,000
Lots 143, 144, 145	\$*	or range between	\$255,000		\$270,000
Lots 123, 124, 125, 126	\$*	or range between	\$295,000		\$320,000

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$178,000	Suburb or locality	Strathfieldsaye
Period - From	October 2019	To	September 2020
Source	Corelogic		

Comparable property sales

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	Address of comparable unit	Price	Date of sale
Lots 116, 117, 118, 128, 133, 134, 136, 137, 50,51, 9, 10	1 17 Terrapee Street Strathfieldsaye, VIC, 3551	\$185,000	16 Jan 2020
	2 44 Wallaroo Avenue Strathfieldsaye, VIC, 3551	\$193,000	16 Apr 2020
	3 26 Cadella Way Strathfieldsaye, VIC, 3551	\$198,000	25 Jun 2020

Unit type or class	Address of comparable unit	Price	Date of sale
Lots 127, 129, 130, 132, 135, 138, 140, 141, 142, 11, 12, 36, 37, 38, 39, 43, 44, 64, 65, 66	1 32 Cadella Way Strathfieldsaye, VIC, 3551	\$203,000	29 Jan 2020
	2 21 Lomandra Drive Strathfieldsaye, VIC, 3551	\$204,000	27 Mar 2020
	3 333 Guys Hill Road Strathfieldsaye, VIC, 3551	\$210,000	17 Jul 2020

Unit type or class	Address of comparable unit	Price	Date of sale
Lots 139, 152, 13, 14, 15, 16, 17, 40, 41, 42, 45, 46, 47, 52, 53, 54, 55, 56, 61, 62, 63, 67	1 Lot 138 Regent Street Strathfieldsaye, VIC, 3551	\$235,000	10 Aug 2020
	2 29 Brudian Drive Strathfieldsaye, VIC, 3551	\$225,000	17 Jul 2020
	3	\$	

Unit type or class	Address of comparable unit	Price	Date of sale
Lots 143, 144, 145	1	\$	
	2	\$	
	3	\$	

Unit type or class	Address of comparable unit	Price	Date of sale
Lots 123, 125, 126	1	\$	
	2	\$	
	3	\$	

This Statement of Information was prepared on: 21/12/2020