

Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
Including suburb or locality
and postcode

Stage 13, 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. One bedroom units

	Single price		Lower price		Higher price
Lots 262-266, 275 & 276	\$*	or range between	\$159,950	&	\$175,940
Lots 260, 261, 267-274 & 277-285	\$*	or range between	\$179,000	&	\$196,900
	\$*	or range between	\$*	&	\$*
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$170,000

Suburb or locality Strathfieldsaye

Period - From 01/10/2017

To 30/09/2018

Source Price Finder

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

LAND

	Address of comparable unit	Price	Date of sale
Lots 262-266, 275 & 276	78 Swanson Boulevard, Strathfieldsaye	\$169,000	16/03/2018
	Lot 161 Terrapee Street, Strathfieldsaye	\$174,500	23/03/2018
	80 Swanson Boulevard, Strathfieldsaye	\$159,500	27/03/2018

Unit type or class

LAND

	Address of comparable unit	Price	Date of sale
Lots 260, 261, 267-274 & 277-285	28 Wallaroo Avenue, Strathfieldsaye	\$185,000	29/03/2018
	32 Wallaroo Avenue, Strathfieldsaye	\$185,000	10/04/2018
	34 Wallaroo Avenue, Strathfieldsaye	\$185,000	23/04/2018