

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lots 91,115,143,144,145,150 and 153, Imagine Estate Strathfieldsaye - Villawood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

(*Delete single price or range as applicable)

Single price \$* or range between \$*155,000 & \$165,000

Median sale price

(*Delete house or unit as applicable)

Median price \$165,000 *House *unit Suburb or locality Strathfieldsaye

Period - From 1.2.17 to 1.6.17 Source Price Finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
292 Guys Hill Lane Strathfieldsaye	\$155,000	7.4.17
20 Marylebone Crt Strathfieldsaye	\$160,000	16.5.17
23 Bakers Lane Strathfieldsaye	\$165,000	22.3.17

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lots 91,115,143,144,145,150 and 153, Imagine Estate Strathfieldsaye - Villawood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

(*Delete single price or range as applicable)

Single price \$* or range between \$*155,000 & \$165,000

Median sale price

(*Delete house or unit as applicable)

Median price \$165,000 *House *unit Suburb or locality Strathfieldsaye

Period - From 1.2.17 to 1.6.17 Source Price Finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
292 Guys Hill Lane Strathfieldsaye	\$155,000	7.4.17
20 Marylebone Crt Strathfieldsaye	\$160,000	16.5.17
23 Bakers Lane Strathfieldsaye	\$165,000	22.3.17

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lots 65,80,122,82,83,182,183,Imagine Estate Strathfieldsaye - Villawood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

(*Delete single price or range as applicable)

Single price \$* or range between \$*145,000 & \$155,000

Median sale price

(*Delete house or unit as applicable)

Median price \$165,000 *House *unit Suburb or locality Strathfieldsaye

Period - From 1.2.17 to 1.6.17 Source Price Finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
292 Guys Hill Lane Strathfieldsaye	\$155,000	7.4.17
2 Wanjel Street Strathfieldsaye	\$147,000	16.2.17
11 Keewong Dr Strathfieldsaye	\$152,,000	2.3.17

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)