

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 122 Wallaroo Avenue, Strathfieldsaye Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$162,000

### Median sale price

Median price \$165,000

Property Type Vacant land

Suburb Strathfieldsaye

Period - From 31/10/2018

to 30/10/2019

Source REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

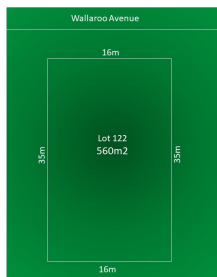
	Address of comparable property	Price	Date of sale
1	24 Wallaroo Av STRATHFIELDSAYE 3551	\$175,000	28/02/2019
2	15 Strathmore Ct STRATHFIELDSAYE 3551	\$164,800	30/07/2018
3	64 Coomoora Cirt STRATHFIELDSAYE 3551	\$157,950	06/09/2018

**OR**

~~**B\*** 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.~~

This Statement of Information was prepared on:

31/10/2019 11:43



**Property Type:**  
**Land Size:** 560 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$162,000  
**Median Land Price**  
31/10/2018 - 30/10/2019: \$165,000

## Comparable Properties

24 Wallaroo Av STRATHFIELDSAYE 3551 (VG) **Agent Comments**



**Price:** \$175,000  
**Method:** Sale  
**Date:** 28/02/2019  
**Property Type:** Land  
**Land Size:** 644 sqm approx

15 Strathmore Ct STRATHFIELDSAYE 3551 (VG) **Agent Comments**



**Price:** \$164,800  
**Method:** Sale  
**Date:** 30/07/2018  
**Property Type:** Land  
**Land Size:** 631 sqm approx

64 Coomoora Cirt STRATHFIELDSAYE 3551 (VG) **Agent Comments**



**Price:** \$157,950  
**Method:** Sale  
**Date:** 06/09/2018  
**Property Type:** Land  
**Land Size:** 625 sqm approx