

Statement of Information  
**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 3 Imagine Estate, Swanson Boulevard, Strathfieldsaye, Vic, 3551

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 65, 82 and 83	\$149,000	or range between			
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

**Unit median sale price**

Median price \$169,100

Suburb or locality Strathfieldsaye, Vic, 3551

Period - From 01 July 2016

To 30 June 2017

Source Price Finder

## 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

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 65, 82 and 83	57 Swanson Boulevard, Strathfieldsaye	\$150,000	14/4/2016
	51 Swanson Boulevard, Strathfieldsaye	\$152,500	4/5/2016
	45 Swanson Boulevard, Strathfieldsaye	\$163,000	10/5/2016