

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Galbraith Close, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,720,000

Property Type House

Suburb Strathmore

Period - From 01/10/2021

to 31/12/2021

Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	13 Strathnaver Av STRATHMORE 3041	\$1,880,000	14/12/2021
2	59 First Av STRATHMORE 3041	\$1,800,000	04/11/2021
3	74 Lloyd St STRATHMORE 3041	\$1,720,000	18/12/2021

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

17/03/2022 09:45

15 Galbraith Close, Strathmore Vic 3041



3 bedrooms - 1 car

Property Type:
Divorce/Estate/Family Transfers
Land Size: 310 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
December quarter 2021: \$1,720,000

Comparable Properties



13 Strathnaver Av STRATHMORE 3041 (REI/VG)

Agent Comments

4 bedrooms - 2 bathrooms - 4 cars

Price: \$1,880,000
Method: Private Sale
Date: 14/12/2021
Property Type: House
Land Size: 547 sqm approx



59 First Av STRATHMORE 3041 (REI/VG)

Agent Comments

4 bedrooms - 2 bathrooms - 2 cars

Price: \$1,800,000
Method: Private Sale
Date: 04/11/2021
Property Type: House
Land Size: 697 sqm approx



74 Lloyd St STRATHMORE 3041 (REI/VG)

Agent Comments

4 bedrooms - 4 bathrooms - 1 car

Price: \$1,720,000
Method: Sold Before Auction
Date: 18/12/2021
Property Type: House (Res)
Land Size: 262 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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