

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

30 Woodland Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,515,000

Property Type House

Suburb Strathmore

Period - From 04/11/2020

to

03/11/2021

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	649 Moreland Rd, Pascoe Vale South, Vic 3044, Australia	\$1,380,000	28/10/2021
2	53 York St, Strathmore, Vic 3041, Australia	\$1,350,000	12/06/2021
3	4 Fenacre St, Strathmore, Vic 3041, Australia	\$1,270,000	22/05/2021

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:

04/11/2021 11:43



 2  1  2

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

04/11/2020 - 03/11/2021: \$1,515,000

Comparable Properties

649 Moreland Rd, Pascoe Vale South, Vic 3044, Australia (REI)

Agent Comments

 3  1  2

Price: \$1,380,000

Method:

Date: 28/10/2021

Property Type: House

53 York St, Strathmore, Vic 3041, Australia (REI)

Agent Comments

 2  1  2

Price: \$1,350,000

Method:

Date: 12/06/2021

Property Type: House

4 Fenacre St, Strathmore, Vic 3041, Australia (REI)

Agent Comments

 3  1  2

Price: \$1,270,000

Method:

Date: 22/05/2021

Property Type: House