

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

13 Grammar Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$1,366,000

Property Type House

Suburb Strathmore

Period - From 01/01/2020

to 31/12/2020

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	21 Brewster St ESSENDON 3040	\$2,800,000	12/12/2020
2	31 Bournian Av STRATHMORE 3041	\$2,650,000	11/02/2021
3			

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:

23/02/2021 16:24



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Property Type: House
Land Size: 781 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
Year ending December 2020: \$1,366,000

Comparable Properties



21 Brewster St ESSENDON 3040 (REI)

Agent Comments

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Price: \$2,800,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 865 sqm approx



31 Bournian Av STRATHMORE 3041 (REI)

Agent Comments

5 3 2

Price: \$2,650,000
Method: Sold Before Auction
Date: 11/02/2021
Property Type: House (Res)
Land Size: 785 sqm approx

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.