

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

2/19 Fenacre Street Strathmore VIC 3041

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,250

\*House

\*Unit

X

Suburb

Strathmore

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

#### 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

5/2 Margaret Street Oak Park VIC 3046	\$627,000	15-Nov-18
31B First Avenue Strathmore VIC 3041	\$680,000	15-Sep-18
8 Willett Avenue Oak Park VIC 3046	\$601,490	03-Nov-18

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.~~

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**5/2 Margaret Street Oak Park VIC 3046**

Sold Price

**\$627,000**

Sold Date

**15-Nov-18**

2

1

3

Distance

**0.65km**



**31B First Avenue Strathmore VIC 3041**

Sold Price

**\$680,000**

Sold Date

**15-Sep-18**

2

1

2

Distance

**0.97km**



**8 Willett Avenue Oak Park VIC 3046**

Sold Price

**\$601,490**

Sold Date

**03-Nov-18**

2

1

1

Distance

**1.61km**

RS = Recent sale

UN = Undisclosed Sale

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