

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

44A WOODLAND 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,500

Property type

Unit

Suburb

Strathmore

Period-from

01 Sep 2021

to

31 Aug 2022

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 6 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

3/28 DONNE STREET COBURG VIC 3058	\$790,000	06-May-22
36B FENACRE STREET STRATHMORE VIC 3041	\$850,000	08-Sep-22
1/42 GREENWOOD STREET PASCOE VALE SOUTH VIC 3044	\$890,000	20-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 27 September 2022

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**3/28 DONNE STREET COBURG VIC 3058**

Sold Price

\$790,000Sold Date **06-May-22** 2 1 2

Distance

1.92km**36B FENACRE STREET
STRATHMORE VIC 3041**

Sold Price

^{RS} **\$850,000** ^{UN}Sold Date **08-Sep-22** 3 1 2

Distance

1.97km**1/42 GREENWOOD STREET
PASCOE VALE SOUTH VIC 3044**

Sold Price

^{RS} **\$890,000**Sold Date **20-Aug-22** 3 2 2

Distance

1.77km**RS** = Recent sale**UN** = Undisclosed Sale

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