

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

7 CRANWELL AVENUE 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

\$2,500,000

&

\$2,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Strathmore

Period-from

01 Dec 2023

to

30 Nov 2024

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

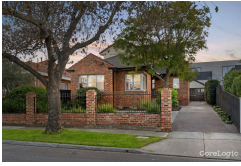
Date of sale

11 MAGDALA AVENUE STRATHMORE VIC 3041	\$2,575,000	30-Aug-24
68 MAGDALA AVENUE STRATHMORE VIC 3041	\$2,589,000	19-Oct-24

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: 07 December 2024



**11 MAGDALA AVENUE
 STRATHMORE VIC 3041**

 4  2  2

Sold Price **\$2,575,000** Sold Date **30-Aug-24**

Distance **0.27km**



**68 MAGDALA AVENUE
 STRATHMORE VIC 3041**

 4  3  1

Sold Price ^{RS} **\$2,589,000** Sold Date **19-Oct-24**

Distance **0.38km**

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

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