

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

3/3 DAGONET 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

\$885,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,500

Property type

Unit

Suburb

Strathmore

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 3/20 LAMART STREET STRATHMORE VIC 3041 | \$913,000 | 28-Oct-23 |
| | | |
| | | |

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: 05 April 2024

**3/20 LAMART STREET
STRATHMORE VIC 3041** 3  2  1

Sold Price

\$913,000 Sold Date **28-Oct-23**

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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