

## 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

33 CARNARVON ROAD STRATHMORE VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$2,200,000

&

\$2,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Strathmore

Period-from

01 Nov 2021

to

31 Oct 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

5 ROSEBANK AVENUE STRATHMORE VIC 3041	\$2,250,000	21-Oct-22
2 DOWNES STREET STRATHMORE VIC 3041	\$2,260,000	05-Nov-22
80 STRATHNAVER AVENUE STRATHMORE VIC 3041	\$2,210,000	26-Jul-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: 29 November 2022

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**5 ROSEBANK AVENUE  
STRATHMORE VIC 3041** 4  2  2Sold Price <sup>RS</sup> **\$2,250,000** Sold Date **21-Oct-22**Distance **1.44km****2 DOWNES STREET STRATHMORE  
VIC 3041** 4  2  2Sold Price <sup>RS</sup> **\$2,260,000** Sold Date **05-Nov-22**Distance **1.45km****80 STRATHNAVER AVENUE  
STRATHMORE VIC 3041** 3  2  2Sold Price **\$2,210,000** Sold Date **26-Jul-22**Distance **2.62km****RS** = Recent sale**UN** = Undisclosed Sale

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