

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

39A MELISSA 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,622,500

Property type

Other

Suburb

Strathmore

Period-from

01 Jul 2021

to

30 Jun 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

70 YORK STREET STRATHMORE VIC 3041	\$1,397,500	05-Mar-22
12 PROGRESS STREET STRATHMORE VIC 3041	\$1,350,000	18-Jun-22
1 BRUCE STREET STRATHMORE VIC 3041	\$1,360,000	26-Feb-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: 06 July 2022

**70 YORK STREET STRATHMORE
VIC 3041** 4  3  2

Sold Price

\$1,397,500Sold Date **05-Mar-22**

Distance

-

**12 PROGRESS STREET
STRATHMORE VIC 3041** 3  2  2

Sold Price

^{RS} **\$1,350,000**Sold Date **18-Jun-22**

Distance

-

**1 BRUCE STREET STRATHMORE
VIC 3041** 3  1  2

Sold Price

\$1,360,000Sold Date **26-Feb-22**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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