

## 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

4A Magdala Avenue 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

\$1,900,000

&

\$2,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,366,000

Property type

House

Suburb

Strathmore

Period-from

01 Feb 2020

to

31 Jan 2021

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

|  |             |           |
|--|-------------|-----------|
| 22 Houston Avenue Strathmore VIC 3041  | \$1,900,000 | 05-Dec-20 |
| 22 Henshall Road Strathmore VIC 3041   | \$1,845,000 | 12-Dec-20 |
| 18 Holyrood Avenue Strathmore VIC 3041 | \$2,110,000 | 19-Dec-20 |

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: 24 February 2021



**22 Houston Avenue Strathmore VIC 3041** Sold Price **\$1,900,000** Sold Date **05-Dec-20**

4 3 6

Distance **0.3km**



**22 Henshall Road Strathmore VIC 3041** Sold Price <sup>RS</sup> **\$1,845,000** Sold Date **12-Dec-20**

5 3 2

Distance **0.49km**



**18 Holyrood Avenue Strathmore VIC 3041** Sold Price <sup>RS</sup> **\$2,110,000** Sold Date **19-Dec-20**

4 3 2

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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