

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

10 Cranwell Avenue, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,340,000

&

\$1,474,000

Median sale price

Median price \$1,195,000

Property Type House

Suburb Strathmore

Period - From 01/07/2019

to 30/09/2019

Source REIV

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 six 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
1	9 Kernan St STRATHMORE 3041	\$1,450,000	02/08/2019
2	4 York St STRATHMORE 3041	\$1,435,000	23/05/2019
3	25 Roland Av STRATHMORE 3041	\$1,350,000	27/06/2019

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 six months.~~

This Statement of Information was prepared on:

23/10/2019 08:58



4 3 2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$1,340,000 - \$1,474,000

Median House Price

September quarter 2019: \$1,195,000

Comparable Properties



9 Kernan St STRATHMORE 3041 (VG)

Agent Comments

4 - -

Price: \$1,450,000

Method: Sale

Date: 02/08/2019

Property Type: House (Res)

Land Size: 305 sqm approx



4 York St STRATHMORE 3041 (VG)

Agent Comments

4 - -

Price: \$1,435,000

Method: Sale

Date: 23/05/2019

Property Type: House (Res)

Land Size: 650 sqm approx



25 Roland Av STRATHMORE 3041 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 27/06/2019

Property Type: House

Land Size: 650 sqm approx