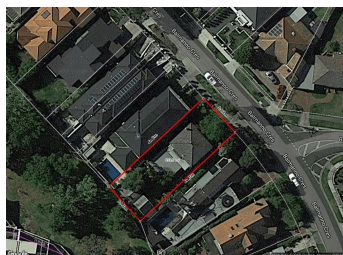


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 BALMANNO CRESCENT, STRATHMORE, 4 - -

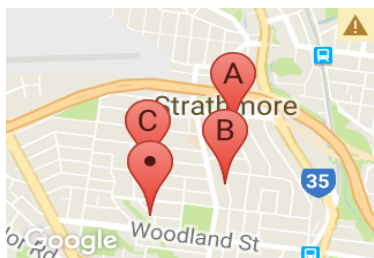
Indicative Selling Price

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

Single Price: **\$1,650,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



STRATHMORE, VIC, 3041

Suburb Median Sale Price (House)

\$1,220,000

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



68 BOURNIAN AVE, STRATHMORE, VIC 3041 5 3 2

Sale Price

\$1,625,000

Sale Date: 23/09/2017

Distance from Property: 837m



15 GLENVIEW RD, STRATHMORE, VIC 3041 2 1 1

Sale Price

***\$1,661,000**

Sale Date: 21/10/2017

Distance from Property: 542m



45 HAYES RD, STRATHMORE, VIC 3041 4 2 2

Sale Price

***\$1,800,000**

Sale Date: 08/01/2018

Distance from Property: 297m



This report has been compiled on 20/02/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 BALMANNO CRESCENT, STRATHMORE, VIC 3041

Indicative selling price

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

Single Price:

\$1,650,000

Median sale price

Median price

\$1,220,000

House

X

Unit

Suburb

STRATHMORE

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
68 BOURNIAN AVE, STRATHMORE, VIC 3041	\$1,625,000	23/09/2017
15 GLENVIEW RD, STRATHMORE, VIC 3041	*\$1,661,000	21/10/2017
45 HAYES RD, STRATHMORE, VIC 3041	*\$1,800,000	08/01/2018