

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode  
4 York Street, Strathmore, VIC 3041

## Indicative selling price

Range between  
\$ 1,400,000 - \$1,540,000

\* For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)



## Median sale price

Median price  
\$ 1,320,000

House

\*Delete house or unit as applicable

Suburb  
STRATHMORE

Period  
19/10/2018 - 17/04/2019

Source  
Price Finder

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



14 Wickham Grove  
Strathmore

5 3 2

**Sold Price** \$1,550,000  
**Date Sold** 02/11/2018  
**Land** 562 sqm



39 Hayes Road  
Strathmore

4 3 3

**Sold Price** \*\$1,510,000  
**Date Sold** 29/01/2019  
**Land** 608 sqm



1 Madel Avenue  
Strathmore

4 2 2

**Sold Price** \$1,400,000  
**Date Sold** 21/12/2018  
**Land** 667 sqm