

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

39 Willonga Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,580,000

&

\$1,720,000

Median sale price

Median price \$1,693,000

Property Type House

Suburb Strathmore

Period - From 01/07/2022

to

30/09/2022

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	58 Carnarvon Rd STRATHMORE 3041	\$1,750,000	10/08/2022
2	9 Holyrood Av STRATHMORE 3041	\$1,636,000	13/08/2022
3	68 Lebanon St STRATHMORE 3041	\$1,582,000	02/07/2022

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:

13/12/2022 16:01



Property Type: House

Land Size: 827 sqm approx

Agent Comments

Comparable Properties



58 Carnarvon Rd STRATHMORE 3041 (REI)

Agent Comments



Price: \$1,750,000

Method: Sold Before Auction

Date: 10/08/2022

Property Type: House (Res)



9 Holyrood Av STRATHMORE 3041 (REI)

Agent Comments



Price: \$1,636,000

Method: Auction Sale

Date: 13/08/2022

Property Type: House (Res)

Land Size: 600 sqm approx



68 Lebanon St STRATHMORE 3041 (REI)

Agent Comments



Price: \$1,582,000

Method: Auction Sale

Date: 02/07/2022

Property Type: House (Res)

Land Size: 696 sqm approx