

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

1/88 Woodland Street Strathmore VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Oct 2020

to

30 Sep 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

3/88 Woodland Street Strathmore VIC 3041	\$965,000	14-Aug-21
3/40 Glenbervie Road Strathmore VIC 3041	\$995,000	18-Mar-21
1/43 Mascoma Street Strathmore VIC 3041	\$917,000	07-Aug-21

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: 04 October 2021

**3/88 Woodland Street Strathmore
VIC 3041** 3  2  2

Sold Price

^{RS} **\$965,000** Sold Date **14-Aug-21**Distance **0.03km****3/40 Glenbervie Road Strathmore
VIC 3041** 3  2  1

Sold Price

\$995,000 Sold Date **18-Mar-21**Distance **0.93km****1/43 Mascoma Street Strathmore
VIC 3041** 3  1  1

Sold Price

\$917,000 Sold Date **07-Aug-21**Distance **1.91km****RS** = Recent sale**UN** = Undisclosed Sale

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