

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 2/50 Magdala Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Strathmore

Period - From 01/07/2018 to 30/06/2019 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	2 The Lane PASCOE VALE SOUTH 3044	\$852,000	01/06/2019
2	2/62 Park St PASCOE VALE 3044	\$850,000	18/04/2019
3	3/62 Park St PASCOE VALE 3044	\$845,000	29/05/2019

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: 18/09/2019 14:58



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$790,000 - \$869,000

Median Unit Price

Year ending June 2019: \$730,000

Less than 3 sales of townhouses in Strathmore. Comparables are allowed within a 2km radius and the neighbouring suburb provided by the REIV is Pascoe Vale. These sales are used as comparables. The home is situated in the Strathmore High School Zone.

Comparable Properties


2 The Lane PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

3 2 2

Price: \$852,000

Method: Auction Sale

Date: 01/06/2019

Property Type: Townhouse (Res)

Land Size: 180 sqm approx

2/62 Park St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 2 1

Price: \$850,000

Method: Private Sale

Date: 18/04/2019

Rooms: 7

Property Type: Townhouse (Res)

3/62 Park St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 2 1

Price: \$845,000

Method: Private Sale

Date: 29/05/2019

Rooms: 5

Property Type: Townhouse (Res)