Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |66 Magdala Avenue, Strathmore Vic 3041

Indicative selling price

For the meaning	of this price see	econ	sumer.vic.go	v.au	I/underquot	ting		
Single pric	e \$2,550,000							
Median sale p	rice							
Median price	\$1,568,000	Pro	operty Type	Ηοι	ise		Suburb	Strathmore
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths 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		
3		

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.

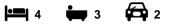
This Statement of Information was prepared on:

11/04/2025 09:18









Property Type: House (Res) Agent Comments Indicative Selling Price \$2,550,000 Median House Price March quarter 2025: \$1,568,000

Comparable Properties

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. In the past six month comparable to 66 Magdala Ave, Strathmore, there have been no comparable property sales within the immediate market area of two kilometers that align closely in terms of location, allotment size, condition, or key features. As a result, a direct market comparison could not be established based on recent sales activity.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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