

## 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

28 LIND STREET STRATHMORE VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,628,500

Property type

House

Suburb

Strathmore

Period-from

01 Feb 2024

to

31 Jan 2025

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

306 NAPIER STREET STRATHMORE VIC 3041	\$1,450,000	02-Dec-24
14 YORK STREET STRATHMORE VIC 3041	\$1,450,000	05-Dec-24

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: 06 February 2025



**306 NAPIER STREET STRATHMORE VIC 3041** Sold Price <sup>RS</sup> **\$1,450,000** <sup>UN</sup> Sold Date **02-Dec-24**

 4  1  1

Distance **0.37km**



**14 YORK STREET STRATHMORE VIC 3041** Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **05-Dec-24**

 3  1  1

Distance **0.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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