

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

2/2 MAGDALA AVENUE 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

\$1,290,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Aug 2021

to

31 Jul 2022

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

4 MARY STREET ESSENDON VIC 3040	\$1,303,000	30-Apr-22
100 DEAKIN STREET ESSENDON VIC 3040	\$1,330,000	02-Apr-22
118A MARKET STREET ESSENDON VIC 3040	\$1,350,000	18-May-22

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: 15 August 2022

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Pennisi

**4 MARY STREET ESSENDON VIC 3040**

3
 2
 2

Sold Price

\$1,303,000 Sold Date **30-Apr-22**Distance **1.82km****100 DEAKIN STREET ESSENDON VIC 3040**

3
 2
 2

Sold Price

^{RS} **\$1,330,000** Sold Date **02-Apr-22**Distance **1.9km****118A MARKET STREET ESSENDON VIC 3040**

4
 2
 1

Sold Price

^{RS} **\$1,350,000** Sold Date **18-May-22**Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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