

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

26 Glenview Road 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

\$1,625,000

&

\$1,725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,330,000

Property type

House

Suburb

Strathmore

Period-from

01 Dec 2019

to

30 Nov 2020

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

44 Collegian Avenue Strathmore VIC 3041	\$1,650,000	21-Feb-20
21 Collegian Avenue Strathmore VIC 3041	\$1,730,000	30-May-20
23 Grammar Street Strathmore VIC 3041	\$1,800,000	29-Feb-20

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: 01 December 2020

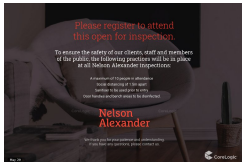


44 Collegian Avenue Strathmore VIC 3041

3 2 1

Sold Price **\$1,650,000** Sold Date **21-Feb-20**

Distance **0.21km**



21 Collegian Avenue Strathmore VIC 3041

3 2 2

Sold Price **\$1,730,000** Sold Date **30-May-20**

Distance **0.27km**



23 Grammar Street Strathmore VIC 3041

5 2 4

Sold Price **\$1,800,000** Sold Date **29-Feb-20**

Distance **0.43km**



4 Collegian Avenue Strathmore VIC 3041

3 1 2

Sold Price **\$1,730,000** Sold Date **27-Mar-20**

Distance **0.44km**

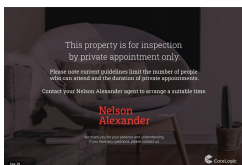


332 Napier Street Strathmore VIC 3041

3 - 4

Sold Price **\$1,095,000** Sold Date **16-Jun-20**

Distance **0.47km**



2 Glenview Road Strathmore VIC 3041

3 1 2

Sold Price ^{RS} **\$1,515,000** Sold Date **21-Oct-20**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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24 Houston Avenue Strathmore VIC 3041

Sold Price

\$1,425,000

Sold Date

04-Jul-20



3



1



3

Distance

0.62km



60 York Street Strathmore VIC 3041

Sold Price

\$1,260,000

Sold Date

13-Jun-20



4



1



2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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