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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 16 Vickers Street, Strathmore Heights 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$785,000

### Median sale price

Median price \$852,000

House



Suburb Strathmore Heights

Period - From 1/1/19

to 31/3/19

Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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. 161 Mascoma Street, Strathmore	\$800,000	30/3/19
2. 21 Glenscott Crescent, Strathmore Heights	\$755,000	23/3/19
3. 53 Caravelle Crescent, Strathmore Heights	\$775,000	2/3/19

Property data source: REIV [propertydata.com.au/RPData/CoreLogic](http://propertydata.com.au/RPData/CoreLogic). Generated on 18 May 2019.