



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**8 Cranwell Avenue,
STRATHMORE 3041**

House



2 beds



1 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,300,000

Median sale price

Median **House** for **STRATHMORE** for period **Oct 2018 - Dec 2018**

Sourced from realestate.com.au.

\$1,325,000

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 the most comparable to the property for sale.

1 Madel Ave ,
Strathmore 3041

Price \$1,400,000 Sold 21
December 2018

19 First Ave ,
Strathmore 3041

Price \$1,235,000 Sold 15
December 2018

23 Henshall Road ,
Strathmore 3041

Price \$1,406,000 Sold 17
November 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

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 **Frank Dowling**
REAL ESTATE