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

122 Woodland Street, Strathmore Vic 3041

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$3,400,000		&		\$3,700,000			
Median sale p	rice							
Median price	\$1,605,000	Pro	operty Type	Hou	se		Suburb	Strathmore
Period - From	01/10/2022	to	31/12/2022		So	urce	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	5 Magdala Av STRATHMORE 3041	\$3,400,000	17/09/2022
2			
3			

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 six months.

This Statement of Information was prepared on:

09/03/2023 14:22







Rooms: 8 Property Type: House Land Size: 726 sqm approx Agent Comments Indicative Selling Price \$3,400,000 - \$3,700,000 Median House Price December quarter 2022: \$1,605,000

Comparable Properties



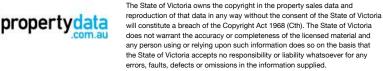
Agent Comments

Price: \$3,400,000 Method: Auction Sale Date: 17/09/2022 Property Type: House (Res) Land Size: 941 sqm approx

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 six months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.