

## 3/14 Wendora Street, Strathmore Vic 3041



**3 Bed 2 Bath 1 Car**

**Property Type:** Townhouse

**Indicative Selling Price**

\$950,000 - \$980,000

**Median House Price**

Year ending September 2021:

\$950,000

## Comparable Properties



**2a Roland Avenue, Strathmore 3041(REI)**

**4 Bed 3 Bath 2 Car**

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 31/10/2021

**Property Type:** Townhouse (Single)

**Agent Comments:** Three level modern residence, has an additional room and street fronted. Inferior floorplan.



**21 Grevillia Road, Oak Park 3046 (REI)**

**4 Bed 3 Bath 1 Car**

**Price:** \$980,000

**Method:** Sold Before Auction

**Date:** 15/12/2021

**Property Type:** House

**Agent Comments:** Modern townhouse on slightly smaller land size set over two levels, fourth bedroom downstairs. Inferior location.



**7 Brisbane Street, Strathmore 3041 (REI)**

**3 Bed 2 Bath 3 Car**

**Price:** \$953,000

**Method:** Private Sale

**Date:** 23/10/2021

**Property Type:** Townhouse (Single)

**Agent Comments:** Modern townhouse set over three levels, similar land size.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

3/14 Wendora Street, Strathmore Vic 3041

#### Indicative selling price

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

Range between \$950,000 & \$980,000

#### Median sale price

Median price \$950,000 Unit x Suburb Strathmore

Period - From 01/10/2020 to 30/09/2021 Source REIV

#### 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
2a Roland Avenue, STRATHMORE 3041	\$1,020,000	31/10/2021
21 Grevillia Road, OAK PARK 3046	\$980,000	15/12/2021
7 Brisbane Street, STRATHMORE 3041	\$953,000	23/10/2021

This Statement of Information was prepared on:

22/02/2022