

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

10/2 NORTH AVENUE 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Feb 2024

to

31 Jan 2025

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

108/11 GLASS STREET ESSENDON VIC 3040	\$581,000	28-Nov-24
204/20 NAPIER STREET ESSENDON VIC 3040	\$580,000	22-Nov-24
5/8 STURT STREET ESSENDON VIC 3040	\$620,000	27-Jan-25

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: 24 February 2025



108/11 GLASS STREET ESSENDON VIC 3040

 2  2  1

Sold Price

\$581,000

Sold Date **28-Nov-24**

Distance **0.82km**



204/20 NAPIER STREET ESSENDON VIC 3040

 2  2  1

Sold Price

^{RS} **\$580,000**

Sold Date **22-Nov-24**

Distance **1.51km**



5/8 STURT STREET ESSENDON VIC 3040

 2  2  1

Sold Price

^{RS} **\$620,000**

Sold Date **27-Jan-25**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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