

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

44B WOODLAND STREET 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$844,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Aug 2022

to

31 Jul 2023

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

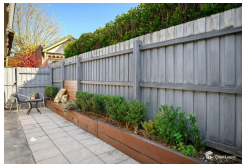
Date of sale

3/3-4 FLETCHER STREET ESSENDON VIC 3040	\$780,000	30-Jun-23
5/16-18 VIOLET STREET ESSENDON VIC 3040	\$785,000	15-Feb-23
7/82 RALEIGH STREET ESSENDON VIC 3040	\$772,800	10-Mar-23

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: 01 August 2023



**3/3-4 FLETCHER STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price

^{RS}

\$780,000

Sold Date

30-Jun-23

Distance

1.5km



**5/16-18 VIOLET STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price

\$785,000

Sold Date

15-Feb-23

Distance

1.94km



**7/82 RALEIGH STREET ESSENDON
VIC 3040**

 2  2  1

Sold Price

\$772,800

Sold Date

10-Mar-23

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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