

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 51 York Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Strathmore

Period - From 17/04/2020 to 16/04/2021 Source 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 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
1	27 Lind St STRATHMORE 3041	\$1,630,000	27/02/2021
2	29 Magdala Av STRATHMORE 3041	\$1,570,000	27/03/2021
3	66 Hillside Pde STRATHMORE 3041	\$1,555,000	27/03/2021

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: 17/04/2021 13:04

51 York Street, Strathmore Vic 3041



 4  2  2

Rooms: 6
Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
17/04/2020 - 16/04/2021: \$1,430,000

Comparable Properties



27 Lind St STRATHMORE 3041 (REI)

Agent Comments

 5  2  3

Price: \$1,630,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)



29 Magdala Av STRATHMORE 3041 (REI)

Agent Comments

 3  1  2

Price: \$1,570,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 609 sqm approx



66 Hillside Pde STRATHMORE 3041 (REI)

Agent Comments

 5  3  2

Price: \$1,555,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655