

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

8 Merchiston Grove 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

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,505,500

Property type

House

Suburb

Strathmore

Period-from

01 Feb 2021

to

31 Jan 2022

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

16 Merchiston Grove Strathmore VIC 3041	\$2,612,000	17-Jan-22
29 Houston Avenue Strathmore VIC 3041	\$2,400,000	25-Feb-22
19 Madel Avenue Strathmore VIC 3041	\$2,400,000	02-Nov-21

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: 28 February 2022

**16 Merchiston Grove Strathmore VIC 3041** 4  2  3Sold Price ^{RS} **\$2,612,000** ^{UN} Sold Date **17-Jan-22**Distance **0.08km****29 Houston Avenue Strathmore VIC 3041** 4  2  1Sold Price ^{RS} **\$2,400,000** Sold Date **25-Feb-22**Distance **0.32km****19 Madel Avenue Strathmore VIC 3041** 6  4  2Sold Price **\$2,400,000** Sold Date **02-Nov-21**Distance **0.81km****RS** = Recent sale**UN** = Undisclosed Sale

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