

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/11-13 KILBURN 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,250

Property type

Unit

Suburb

Strathmore

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

PASCOE VALE ROAD PASCOE VALE VIC 3044	\$291,000	06-May-21
4/560 PASCOE VALE ROAD PASCOE VALE VIC 3044	\$326,000	14-May-21
1/560 PASCOE VALE ROAD PASCOE VALE VIC 3044	\$315,000	03-Aug-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 September 2021

**PASCOE VALE ROAD PASCOE
VALE VIC 3044**
 1
  1
  1

Sold Price

\$291,000Sold Date **06-May-21**

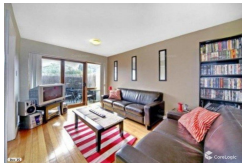
Distance

0.84km**4/560 PASCOE VALE ROAD
PASCOE VALE VIC 3044**
 2
  1
  1

Sold Price

\$326,000Sold Date **14-May-21**

Distance

0.83km**1/560 PASCOE VALE ROAD
PASCOE VALE VIC 3044**
 2
  1
  1

Sold Price

\$315,000Sold Date **03-Aug-21**

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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