

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

3/21 FIRST 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

\$797,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Jul 2022

to

30 Jun 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

2/2 ROLAND AVENUE STRATHMORE VIC 3041	\$910,000	05-Jun-23
2/21 FIRST AVENUE STRATHMORE VIC 3041	\$937,800	26-Jan-23
3/7 LLOYD STREET STRATHMORE VIC 3041	\$1,010,000	27-Oct-22

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: 03 July 2023



2/2 ROLAND AVENUE STRATHMORE VIC 3041

 3  2  2

Sold Price

^{RS}
\$910,000

Sold Date

05-Jun-23

Distance

0.81km


2/21 FIRST AVENUE STRATHMORE VIC 3041

 3  2  2

Sold Price

\$937,800

Sold Date

26-Jan-23

Distance

0.01km


3/7 LLOYD STREET STRATHMORE VIC 3041

 3  2  1

Sold Price

\$1,010,000

Sold Date

27-Oct-22

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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