

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 or
locality and postcode

15 Northhill Avenue, Strathmerton Vic 3641

Indicative selling price

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

Range between

\$330,000

&

\$350,000

Median sale price*

Median price

*

Property Type

Suburb

Strathmerton

Period - From

to

Source

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 eighteen 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	16 Northhill Av STRATHMERTON 3641	\$330,000	20/01/2023
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

21/03/2024 15:58

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

15 Northhill Avenue, Strathmerton Vic 3641



3 -

Property Type: House (Res)

Land Size: 900 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

No median price available

This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable Properties



16 Northhill Av STRATHMERTON 3641 (VG)

Agent Comments

3 - -

Price: \$330,000

Method: Sale

Date: 20/01/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 933 sqm approx

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 eighteen months.

Account - Maurice McNamara & Co | P: 03 5862 1077 | F: 03 5862 2032



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