# 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<br>Including suburb and postcode | 12 Madel Avenue, Strathmore Vic 3041 |

## Indicative selling price

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

Range between $2,750,000 & $2,900,000

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,467,500 | Property Type | House | Suburb | Strathmore |
| Period - From | 01/04/2020 | to 31/03/2021 | | 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 | 42 Alfred Rd ESSENDON 3040 | $3,050,000 | 24/04/2021 |
| 2 | 13 Grammar St STRATHMORE 3041 | $2,930,500 | 10/03/2021 |
| 3 | 48 Magdala Av STRATHMORE 3041 | $2,720,000 | 21/01/2021 |

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: 26/05/2021 12:20

CONSUMER AFFAIRS VICTORIA

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**Rooms:** 3
**Property Type:** House
**Land Size:** 693.161 sqm approx

**Agent Comments**

**Indicative Selling Price**
$2,750,000 - $2,900,000
**Median House Price**
Year ending March 2021: $1,467,500

# Comparable Properties



**42 Alfred Rd ESSENDON 3040 (REI)**

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**Price:** $3,050,000
**Method:** Auction Sale
**Date:** 24/04/2021
**Property Type:** House (Res)

Agent Comments



**13 Grammar St STRATHMORE 3041 (REI/VG)**

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**Price:** $2,930,500
**Method:** Private Sale
**Date:** 10/03/2021
**Property Type:** House
**Land Size:** 782 sqm approx

Agent Comments



**48 Magdala Av STRATHMORE 3041 (VG)**

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**Price:** $2,720,000
**Method:** Sale
**Date:** 21/01/2021
**Property Type:** House (Res)
**Land Size:** 689 sqm approx

Agent Comments