

## 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

12 Esmale Street Strathmore VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,473,750

Property type

House

Suburb

Strathmore

Period-from

01 Dec 2020

to

30 Nov 2021

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

57 Willonga Street Strathmore VIC 3041	\$1,141,999	27-Sep-21
13 Lind Street Strathmore VIC 3041	\$1,140,000	04-Dec-21
483 Pascoe Vale Road Strathmore VIC 3041	\$1,175,100	16-Oct-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: 07 December 2021

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**57 Willonga Street Strathmore VIC 3041**

Sold Price

<sup>RS</sup> **\$1,141,999** <sup>UN</sup>

Sold Date

**27-Sep-21**

 3  1  2

Distance

**0.41km**



**13 Lind Street Strathmore VIC 3041**

Sold Price

<sup>RS</sup> **\$1,140,000**

Sold Date

**04-Dec-21**

 3  1  2

Distance

**0.72km**



**483 Pascoe Vale Road Strathmore VIC 3041**

Sold Price

<sup>RS</sup> **\$1,175,100**

Sold Date

**16-Oct-21**

 3  1  3

Distance

**0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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