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

Mediar (*Delete

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

Single Price		or range between	\$1,150,000	&	\$1,250,000	
n sale price e house or unit as ap	plicable)					

Median Price	\$1,473,750	Property type			House	Suburb	Strathmore
Period-from	01 Dec 2020	to	30 Nov 2	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

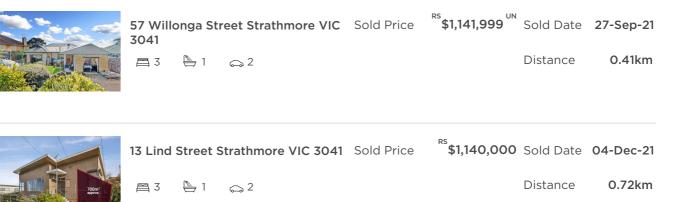


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	483 Pascoe Vale Road Strathmore VIC 3041		Sold Price	^{RS} \$1,175,100	Sold Date	16-Oct-21
	📇 3 🖺 1 👝 3				Distance	0.75km

RS = Recent sale UN = Undisclosed Sale

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