



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 De Havilland Ave,  
STRATHMORE HEIGHTS 3041

House

5 beds

2 baths

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **STRATHMORE HEIGHTS** for period **Jan 2018 - Mar 2018**

Sourced from **Realestate.com.au**.

**\$880,000**

### Comparable property sales

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 the most comparable to the property for sale.

**31 Caravelle Crescent,**  
Strathmore Heights 3041

Price **\$1,270,000** Sold 17  
February 2018

**42 Caravelle Crescent,**  
Strathmore Heights 3040

Price **\$1,070,000** Sold 09  
December 2017

**336 Mascoma Street,**  
Strathmore Heights 3040

Price **\$1,040,000** Sold 20  
April 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

### Frank Dowling Real Estate

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### Contact agents



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 **Frank Dowling**  
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