

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

13 Strathnaver Avenue, Strathmore Vic 3041

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Strathmore

Period - From

16/09/2018

to

15/09/2019

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	67 York St STRATHMORE 3041	\$1,290,000	15/08/2019
2	394 Mascoma St STRATHMORE HEIGHTS 3041	\$980,000	03/08/2019
3	361 Mascoma St STRATHMORE HEIGHTS 3041	\$920,000	03/07/2019

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:

16/09/2019 10:01



Property Type: House (Res)

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



67 York St STRATHMORE 3041 (REI)

Agent Comments



Price: \$1,290,000

Method: Private Sale

Date: 15/08/2019

Property Type: House



394 Mascoma St STRATHMORE HEIGHTS 3041 (REI)

Agent Comments



Price: \$980,000

Method: Auction Sale

Date: 03/08/2019

Property Type: House (Res)



361 Mascoma St STRATHMORE HEIGHTS 3041 (REI/VG)

Agent Comments



Price: \$920,000

Method: Sold Before Auction

Date: 03/07/2019

Property Type: House (Res)

Land Size: 557 sqm approx