# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 24 Fenacre Street, Strathmore Vic 3041

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	een \$1,000,000		&		\$1,100,000			
Median sale price								
Median price	\$1,815,000	Pro	operty Type	Hou	ise		Suburb	Strathmore
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	72 Willonga St STRATHMORE 3041	\$1,035,000	03/08/2024
2	53 Strathnaver Av STRATHMORE 3041	\$1,060,000	30/11/2024
3	17 Drina St STRATHMORE 3041	\$1,110,000	09/09/2024

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:

11/12/2024 15:42









**Property Type:** House **Land Size:** 624 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2024: \$1,815,000

# **Comparable Properties**

72 Willonga St STRATHMORE 3041 (REI/VG) 3 1 4 Price: \$1,035,000 Method: Auction Sale Date: 03/08/2024 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments
53 Strathnaver Av STRATHMORE 3041 (REI)   Image: 1 3 Image: 2 2   Price: \$1,060,000   Method: Auction Sale   Date: 30/11/2024   Property Type: House (Res)   Land Size: 534 sqm approx	Agent Comments
17 Drina St STRATHMORE 3041 (REI) 2 1 1 1 Price: \$1,110,000 Method: Private Sale Date: 09/09/2024 Property Type: House (Res) Land Size: 752 sqm approx	Agent Comments

#### Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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