

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

1/40 WOODLAND STREET STRATHMORE VIC 3041

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/40 WOODLAND STREET STRATHMORE VIC 3041	\$755,000	23-Dec-24
2/28 ROLAND AVENUE STRATHMORE VIC 3041	\$760,000	16-Sep-24
2/77 TENNYSON STREET ESSENDON VIC 3040	\$769,000	06-Dec-24

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: 27 February 2025



**2/40 WOODLAND STREET
 STRATHMORE VIC 3041**

 2  1  1

Sold Price **\$755,000** Sold Date **23-Dec-24**

Distance **0km**



**2/28 ROLAND AVENUE
 STRATHMORE VIC 3041**

 2  2  1

Sold Price **\$760,000** Sold Date **16-Sep-24**

Distance **1.72km**



**2/77 TENNYSON STREET
 ESSENDON VIC 3040**

 2  1  1

Sold Price **\$769,000** Sold Date **06-Dec-24**

Distance **1.62km**

RS = Recent sale UN = Undisclosed Sale

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