

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

9 Balmano Crescent 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

\$2,500,000

&

\$2,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

House

Suburb

Strathmore

Period-from

01 Oct 2018

to

30 Sep 2019

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

145 Woodland Street Essendon VIC 3040	\$2,925,000	10-Jun-19
53A Market Street Essendon VIC 3040	\$2,450,000	22-Oct-19
67 Spencer Street Essendon VIC 3040	\$2,800,000	29-Aug-19

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: 29 October 2019



145 Woodland Street Essendon VIC 3040

Sold Price

\$2,925,000

Sold Date

10-Jun-19

5 3 2

Distance

0.47km



53A Market Street Essendon VIC 3040

Sold Price

^{RS} **\$2,450,000** ^{UN}

Sold Date

22-Oct-19

5 2 3

Distance

1.03km



67 Spencer Street Essendon VIC 3040

Sold Price

^{RS} **\$2,800,000** ^{UN}

Sold Date

29-Aug-19

4 4 2

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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