

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 COLUMBAN AVENUE 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

\$1,720,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Strathmore

Period-from

01 Nov 2021

to

31 Oct 2022

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

4 GLENVIEW ROAD STRATHMORE VIC 3041	\$1,775,000	02-Jul-22
263 NAPIER STREET STRATHMORE VIC 3041	\$1,755,000	10-Sep-22
22 MAGDALA AVENUE STRATHMORE VIC 3041	\$1,760,000	06-Oct-22

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: 10 November 2022

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**4 GLENVIEW ROAD STRATHMORE
VIC 3041**

Sold Price

\$1,775,000

Sold Date

02-Jul-22 3 - -

Distance

0.18km**263 NAPIER STREET STRATHMORE
VIC 3041**

Sold Price

^{RS} **\$1,755,000**

Sold Date

10-Sep-22 3 2 2

Distance

0.44km**22 MAGDALA AVENUE
STRATHMORE VIC 3041**

Sold Price

^{RS} **\$1,760,000** ^{UN}

Sold Date

06-Oct-22 3 2 2

Distance

0.84km**RS** = Recent sale**UN** = Undisclosed Sale

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