

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

47 STRATHNAVER 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

\$1,350,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,570,000

Property type

House

Suburb

Strathmore

Period-from

01 May 2021

to

30 Apr 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

24 VINCENT STREET OAK PARK VIC 3046	\$1,390,000	18-Nov-21
12 ESMAL STREET STRATHMORE VIC 3041	\$1,389,000	19-Feb-22
42 LAMART STREET STRATHMORE VIC 3041	\$1,345,000	12-Feb-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: 09 May 2022

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24 VINCENT STREET OAK PARK VIC 3046

Sold Price

\$1,390,000

Sold Date

18-Nov-21

4



2



3

Distance

1.14km

12 ESMAL STREET STRATHMORE VIC 3041

Sold Price

^{RS} **\$1,389,000**

Sold Date

19-Feb-22

3



1



3

Distance

1.51km

42 LAMART STREET STRATHMORE VIC 3041

Sold Price

\$1,345,000

Sold Date

12-Feb-22

4



2



3

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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