

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

72 Bournian Avenue, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,795,000

Median sale price

Median price \$1,505,000

House

X

Unit

Suburb

Strathmore

Period - From 01/04/2018

to

30/06/2018

Source 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.

	Address of comparable property	Price	Date of sale
1	26 Schofield St ESSENDON 3040	\$1,900,000	14/04/2018
2	6 Upland Rd STRATHMORE 3041	\$1,750,000	19/04/2018
3	47 Glenview Rd STRATHMORE 3041	\$1,656,000	26/05/2018

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.



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Rooms:

Property Type: House (Res)

Land Size: 850 sqm approx

Agent Comments

Comparable Properties



26 Schofield St ESSENDON 3040 (REI)

Agent Comments

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Price: \$1,900,000

Method: Auction Sale

Date: 14/04/2018

Rooms: -

Property Type: House (Res)



6 Upland Rd STRATHMORE 3041 (REI)

Agent Comments

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Price: \$1,750,000

Method: Sold Before Auction

Date: 19/04/2018

Rooms: 6

Property Type: House (Res)



47 Glenview Rd STRATHMORE 3041 (REI)

Agent Comments

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Price: \$1,656,000

Method: Sold Before Auction

Date: 26/05/2018

Rooms: -

Property Type: House (Res)