

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/373 Napier Street,  
STRATHMORE 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$ 1,275,000**

### Median sale price

Median **House** for **Strathmore** for period **Jan 2017 - Mar 2017**  
Sourced from **REIV**.

**\$ 1,105,000**

### Comparable property sales

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 the most comparable to the property for sale.

23A Mascoma Street,  
Strathmore 3041

Price \$ 1,225,000 Sold 08 April 2017

54A Carnavon Road,  
Strathmore 3041

Price \$ 1,220,000 Sold 07 December 2016

1/335 Napier Street,  
Strathmore 3041

Price \$ 1,350,000 Sold 21 January 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House



4 beds



3 baths



1 parking

### Contact agents

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