

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

4 BALMORAL 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

\$2,175,000

&

\$2,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,440,000

Property type

House

Suburb

Strathmore

Period-from

01 Nov 2023

to

31 Oct 2024

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

2 BRUCE STREET STRATHMORE VIC 3041	\$2,100,000	01-Oct-24
13 WILLIAMSON AVENUE STRATHMORE VIC 3041	\$2,175,000	12-Sep-24

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: 08 November 2024

**2 BRUCE STREET STRATHMORE
VIC 3041** 4  2  2Sold Price ^{RS} **\$2,100,000** Sold Date **01-Oct-24**Distance **0.78km****13 WILLIAMSON AVENUE
STRATHMORE VIC 3041** 4  2  1Sold Price ^{RS} **\$2,175,000** ^{UN} Sold Date **12-Sep-24**Distance **0.79km****RS** = Recent sale**UN** = Undisclosed Sale

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